ရခိုင်နန်းပြည့် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Peninsula Yangon Ltd. မှ BOT စနစ်ဖြင့် မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ထိန်းသိမ်း ပြုပြင်၍ ကြယ်ငါးပွင့် အဆင့် ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်း ဆောင်ရွက်ရန် ကော်မရှင် အစည်းအဝေးသို့ တင်ပြရန် ကြာချိန်

စဉ်	အကြောင်းအရာ	ဆောင်ရွက်သည့် နေ့စွဲ	ပြန်ကြားချက် ရရှိသည့်နေ့စွဲ	မှတ်ချက်
၁	အဆိုပြုလွှာလက်ခံရရှိခြင်း	၆-၁၀-၂၀၁၆		
၂	**သဘောထားမှတ်ချက်တောင်းခံခြင်း**			
	(က) ရန်ကုန်တိုင်းဒေသကြီးအစိုးရအဖွဲ့ရုံး	၁၈-၁၀-၂၀၁၆	၁၀-၁၁ -၂၀၁၆	
	(ခ) ဟိုတယ်နှင့်ခရီးသွားလာရေး ဝန်ကြီးဌာန	၁၈-၁၀-၂၀၁၆	၁၁-၁၁ -၂၀၁၆	
	(ဂ) သယံဇာတနှင့် သဘာဝ ပတ်ဝန်းကျင် ထိန်းသိမ်းရေး ဝန်ကြီးဌာန	၁၈-၁၀-၂၀၁၆	၉-၁၁ -၂၀၁၆	
	(ဃ) ရန်ကုန်မြို့တော်စည်ပင်သာယာရေး ကော်မတီ	၁၈-၁၀-၂၀၁၆	၁၄-၁၂ -၂၀၁၆	
	(င) မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း	၁၈-၁၀-၂၀၁၆	၁၅-၁၂ -၂၀၁၆	
၃	အဆိုပြုချက်စိစစ်ရေးအဖွဲ့အစည်းအဝေး (၃၈/၂၀၁၆)သို့ တင်ပြခြင်း	၁၇-၁၀-၂၀၁၆	၁၆-၁၂-၂၀၁၆	
၄	အဆိုပြုချက် လက်ခံကြောင်း ပြန်ကြားခြင်းနှင့် အဆိုပြုချက် စိစစ်ရေး အဖွဲ့အစည်းအဝေး (၃၈/၂၀၁၆) ဆုံးဖြတ်ချက်နှင့်အညီ တင်ပြရန် အကြောင်းကြားခြင်း	၂၅-၁၀-၂၀၁၆	-	
၅	ကုမ္ပဏီမှ သဘောထား မှတ်ချက်များနှင့် အညီ ပြင်ဆင်ချက်များကို ပြန်လည်တင်ပြလာခြင်း	၁၉-၁၂-၂၀၁၆	-	
၆	ကုမ္ပဏီမှ အဆိုပြုလွှာ အစုံ(၈)စုံ ပေးပို့ခြင်း		၁၉-၁၂-၂၀၁၆	
၇	ကော်မရှင်အစည်းအဝေးသို့ တင်ပြမည့် အကြိမ် နှင့်နေ့ရက်		၁/၂၀၁၇	
	စုစုပေါင်းကြာမြင့်ရက်	(၇၀) ရက်		

ရင်းနှီးမြှုပ်နှံမှုနှင့် ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာန

ရင်းနှီးမြှုပ်နှံမှုဌာနခွဲ(၃)

စဉ်	လုပ်ငန်း အမည်	အမျိုးအစား	PAT အကြိမ်/ နေ့စွဲ	ဆွေးနွေးချက်မှ ပြင်ဆင်ရန် လိုအပ်ချက်	ဆောင်ရွက်ပြီးစီးမှု	အလံ အမှတ်
၁။	Peninsula Yangon Ltd.	BOT စနစ်ဖြင့် မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ် ဝန်ဆောင်မှုလုပ်ငန်း	(၃၈/၂၀၁၆) ၁၇-၁၀-၂၀၁၆	-Investment Structure တင်ပြရန်။	တင်ပြပြီး	က
				-ဟိုတယ်အခန်းအရေအတွက်၊ အမျိုးအစား၊ ငှားရမ်းခနှုန်း တင်ပြရန်။	တင်ပြပြီး	ခ
				-လုပ်ငန်း ဆောင်ရွက်မည့် မြေနေရာ အသုံးပြုခွင့်နှင့် လုပ်ငန်းဆောင်ရွက်ခွင့်တို့ အပေါ် စီးပွားရေးရာကော်မတီ၊ ပြည်ထောင်စုအစိုးရအဖွဲ့ တို့မှ ခွင့်ပြုသည့် အထောက်အထားများ တင်ပြရန်။	တင်ပြပြီး	ဂ
				-Deed of Assignment အပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထားမှတ်ချက် တင်ပြရန်။	ပြည်ထောင်စု ရှေ့နေချုပ်ရုံးသို့ တင်ပြထားဆဲ	ဃ
				-ရေဆိုးစွန့်ပစ်မည့် အစီအစဉ်၊ Road Traffic Plan နှင့် CSR Plan တင်ပြရန်။	တင်ပြပြီး	င
				-စီးပွားရေးဆိုင်ရာ တွက်ချက်မှုများ ပြန်လည် စိစစ်တင်ပြရန်။	ပြင်ဆင်ပြီး	စ

ကုမ္ပဏီအမည်	- Peninsula Yangon Ltd.
အဖွဲ့အစည်းပုံသဏ္ဍာန်	- လီမိတက်ကုမ္ပဏီ(Private Company ဖြစ်ပါသည်။)
လုပ်ငန်းအမျိုးအစား	- BOT စနစ်ဖြင့် မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ် ဝန်ဆောင်မှု လုပ်ငန်း
တည်နေရာ	- ရန်ကုန်တိုင်းဒေသကြီး၊ ဒဂုံမြို့နယ်၊ မြေတိုင်းရပ်ကွက် ၁၉/D၊ မြေကွက်အမှတ်၊ ၁/၄၄ ရှိ မြေဧရိယာ ၉.၆၈ ဧက အနက် မြေ ၃.၃၂ ဧက
စုစုပေါင်းရင်းနှီးမြှုပ်နှံမှု	- US$ ၁၄၄.၀၀ သန်း
လုပ်ငန်းသက်တမ်း	- ၃၂ နှစ်
အရင်းကြေကာလ	- ၃၃ နှစ်
IRR	- ၂.၇၀ %

အထက်ပါလုပ်ငန်းဆောင်ရွက်ခြင်းဖြင့် နိုင်ငံတော်၏ Cost & Benefit ကို အောက်ပါဇယားဖြင့် ပြုစုတင်ပြအပ်ပါသည်-

စဉ်	အကြောင်းအရာ	Cost (ကျပ်သန်း)	Benefit (ကျပ်သန်း)
၁	နိုင်ငံ့ဝန်ထမ်းလစာ	၃.၀၀ (တစ်နှစ်)	-
၂	ကုမ္ပဏီမှတ်ပုံတင်ကြေး	-	၀.၅၅
၃	သွင်းကုန်အခွန်ကင်းလွတ်ခွင့်	၅.၁၁	-
၄	ကုန်သွယ်လုပ်ငန်းခွန်	-	၄.၃၂
၅	ဝင်ငွေခွန်	၂၁.၆၂	၃.၈၅
၆	လုပ်ခလစာအပေါ်ဝင်ငွေခွန်	-	၁၃၉.၇၅
၇	CSR (၂%)	-	၀.၂၂
၈	အလုပ်အကိုင်အခွင့်အလမ်း		ပြည်တွင်း ဝန်ထမ်း ၂၁၀ ဦး အလုပ်အကိုင် ရရှိမည် ဖြစ်ပါသည်။
	စုစုပေါင်း	ကျပ် ၂၉.၇၃ သန်း	ကျပ် ၁၄၈.၆၉ သန်း
	Cost : Benefit	၁: ၅	

ရာခိုင်နှုန်းပြည့် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Peninsula Yangon Ltd.မှ BOT စနစ်ဖြင့် မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ် ဝန်ဆောင်မှုလုပ်ငန်း လုပ်ကိုင်ဆောင်ရွက်ခွင့် နှင့်စပ်လျဉ်းသည့် အဓိကအချက်များ

၁	ကုမ္ပဏီအမည်/ ကမကထပြုသူ	-	Peninsula Yangon Ltd. U Theim Wai @ Mr. Serge Pun
၂	အဖွဲ့အစည်းပုံသဏ္ဌာန်	-	ရာခိုင်နှုန်းပြည့် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု
၃	လုပ်ငန်းအမျိုးအစား	-	BOT စနစ်ဖြင့် မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်ဝန်ဆောင်မှု လုပ်ငန်း
၄	တည်နေရာ	-	ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ မြန်မာ့မီးရထား ပိုင် ရန်ကုန်တိုင်းဒေသကြီး၊ ဒဂုံမြို့နယ်၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း နှင့် ဆူးလေဘုရားလမ်းထောင့်ရှိ မြေ
၅	မြေအကျယ်အဝန်း	-	မြေ ဧရိယာ ၃.၃၂ ဧက (၁၃၄၈၈ စတုရန်းမီတာ)
၆	မြေပိုင်ရှင်	-	မြန်မာ့မီးရထား
၇	နှစ်စဉ် မြေငှားရမ်းခြင်း	-	US$ ၃၂၃,၇၁၂
၈	လုပ်ငန်းသက်တမ်း	-	၃၂ နှစ်(၁-၁-၁၉၉၈ မှ စတင်၍)
၉	တည်ဆောက်ရေးကာလ	-	၄၂ လ
၁၀	စုစုပေါင်းမတည်ငွေရင်း	-	US$ ၁၄၄.၀၀ သန်း
၁၁	ဝန်ထမ်းအင်အား ပြည်တွင်း ပြည်ပ	- - -	**၂၀၂ဦး** ၂၀၀ ဦး (ပြည်တွင်းဝန်ထမ်းတစ်ဦး၏ အနိမ့်ဆုံး လစာမှာ တစ်လလျှင် ကျပ် ၁၉၃,၀၀၀ နှင့် အမြင့်ဆုံး လစာမှာ တစ်လလျှင် ကျပ် ၁၄,၄၇၅,၀၀၀ ဖြစ်ပါ သည်။) ၂ ဦး (ပြည်ပ ဝန်ထမ်းတစ်ဦး၏ အနိမ့်ဆုံး လစာမှာ တစ်လလျှင် US$ ၉၅၇၀ နှင့် အမြင့်ဆုံး လစာ မှာ တစ်လလျှင် US$ ၁၁,၉၆၃ ဖြစ် ပါသည်။)
၁၂	ဝင်ငွေ အသုံးစရိတ် အသားတင်အမြတ်		US$ ၁၉.၅၀ သန်း US$ ၁၇.၆၈ သန်း US$ ၁.၈၂ သန်း
၁၃	နိုင်ငံတော်မှရရှိမည့် အကျိုးအမြတ် (၆နှစ်မြောက်) ဝင်ငွေခွန် ကုန်သွယ်လုပ်ငန်းခွန် Property Tax	 - - -	 US$ ၀.၇၁ သန်း US$ ၀.၉၈ သန်း US$ ၀.၇၅ သန်း
၁၄	အရင်းကြေကာလ	-	၃၃ နှစ်
၁၅	အရင်းအနှီးအပေါ်အကျိုး အမြတ်ပြန်ပေါ်နှုန်း (IRR)	-	၂.၇၀ %

၁၇	ငွေကြေးအထောက်အထား		ဘဏ် အထောက်အထားအဖြစ် OCBC Bank ၌ Peninsula Yangon Holdings Pte., Ltd. အမည်ဖြင့် ငွေစာရင်း ဖွင့်လှစ်ထားပြီး US$ ၉၅၈,၆၀၈.၁၀ ရှိကြောင်း OCBC Bank မှ (၂၁-၁၀-၂၀၁၆)ပါစာဖြင့် ထောက်ခံ တင်ပြထားပါသည်။ HSBC Bank ၌ Peninsula International Investment Holdings Limited အမည်ဖြင့် ၂၅-၁-၂၀၁၆ နေ့ ငွေလက်ကျန် US$ ၁,၀၁၆,၃၇၈ ရှိကြောင်း တင်ပြထားပါသည်။
၁၈	စိစစ်တင်ပြချက်	-	(က)တည်ဆောက်ရေးကာလမှာ ၄၂ လဟု ဖော်ပြထားပြီး လုပ်ငန်းဆောင်ရွက်မည့် မြန်မာ့မီးရထားရုံးချုပ် အဆောက်အဦ အဟောင်း (အနီ)အား Renovate ပြုလုပ်ခြင်းသာ ဖြစ်ပါသည်။ (ခ) Peninsula Yangon Holdings Pte. Ltd. (Singapore) ထံမှ Shareholder Loan ရယူ၍ လုပ်ငန်း ဆောင်ရွက်မည် ဖြစ်ကြောင်း Shareholder Loan Agreement တင်ပြထားပြီး အတိုးမဲ့ ချေးငွေဖြင့် ဆောင်ရွက်ခြင်းဖြစ်ပါသည်။ (ဂ) Shareholder Loan Agreement ဖြင့် မိခင်ကုမ္ပဏီမှ ရယူသုံးစွဲမည့်အပေါ် မြန်မာနိုင်ငံတော်ဗဟိုဘဏ်သို့ သဘောထား တောင်းခံ ထားပါသည်။

ဖက်စပ် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Meeyahta Development Ltd. မှ BOT စနစ်ဖြင့် ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့်လူနေ အိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်း ဆောင်ရွက်ရန် ကော်မရှင် အစည်းအဝေးသို့ တင်ပြရန် ကြာချိန်

စဉ်	အကြောင်းအရာ	ဆောင်ရွက်သည့်နေ့စွဲ	ပြန်ကြားချက်ရရှိသည့်နေ့စွဲ	မှတ်ချက်
၁	အဆိုပြုလွှာလက်ခံရရှိခြင်း	၆-၁၀-၂၀၁၆		
၂	**သဘောထားမှတ်ချက်တောင်းခံခြင်း**			
	(က) ရန်ကုန်တိုင်းဒေသကြီးအစိုးရ အဖွဲ့ရုံး	၁၈-၁၀-၂၀၁၆	၁၀-၁၁ -၂၀၁၆	
	(ခ) ဟိုတယ်နှင့်ခရီးသွားလာရေး ဝန်ကြီးဌာန	၁၈-၁၀-၂၀၁၆	၁၁-၁၁ -၂၀၁၆	
	(ဂ) သယံဇာတနှင့် သဘာဝ ပတ်ဝန်းကျင် ထိန်းသိမ်းရေး ဝန်ကြီးဌာန	၁၈-၁၀-၂၀၁၆	၉-၁၁ -၂၀၁၆	
	(ဃ) ရန်ကုန်မြို့တော်စည်ပင်သာယာရေး ကော်မတီ	၁၈-၁၀-၂၀၁၆	၇-၁၁ -၂၀၁၆	
	(င) မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း	၁၈-၁၀-၂၀၁၆	၁၅-၁၂ -၂၀၁၆	
၃	အဆိုပြုချက်စိစစ်ရေးအဖွဲ့အစည်းအဝေး (၃၈/၂၀၁၆)သို့ တင်ပြခြင်း	၁၇-၁၀-၂၀၁၆	၁၆-၁၂-၂၀၁၆	
၄	အဆိုပြုချက် လက်ခံကြောင်း ပြန်ကြားခြင်းနှင့် အဆိုပြုချက် စိစစ်ရေး အဖွဲ့အစည်းအဝေး (၃၈/၂၀၁၆) ဆုံးဖြတ်ချက်နှင့်အညီ တင်ပြရန် အကြောင်းကြားခြင်း	၂၅-၁၀-၂၀၁၆	-	
၅	ကုမ္ပဏီမှ သဘောထား မှတ်ချက်များနှင့် အညီ ပြင်ဆင်ချက်များကို ပြန်လည်တင်ပြလာခြင်း	၁၉-၁၂-၂၀၁၆	-	
၆	ကုမ္ပဏီမှ အဆိုပြုလွှာ အစုံ(၈)စုံ ပေးပို့ခြင်း		၁၉-၁၂-၂၀၁၆	
၇	ကော်မရှင်အစည်းအဝေးသို့ တင်ပြမည့် အကြိမ် နှင့်နေ့ရက်		၁/၂၀၁၇	
	စုစုပေါင်းကြာမြင့်ရက်	(၇၀) ရက်		

ရင်းနှီးမြှုပ်နှံမှုနှင့် ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာန

ရင်းနှီးမြှုပ်နှံမှုဌာနခွဲ(၃)

စဉ်	လုပ်ငန်း အမည်	အမျိုးအစား	PAT အကြိမ်/ နေ့စွဲ	ဆွေးနွေးချက်မှ ပြင်ဆင်ရန် လိုအပ်ချက်	ဆောင်ရွက်ပြီးစီးမှု	အလံ အမှတ်
၁။	Meeyahta Development Ltd.	BOT စနစ်ဖြင့် ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့် လူနေအိမ်ခန်း များ၊ စီးပွားရေး လုပ်ငန်း၊ ဟိုတယ်နှင့် ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦ များ ပါဝင်သော Redevelopment စီမံကိန်း လုပ်ငန်း	(၃၈/၂၀၁၆) ၁၇-၁၀-၂၀၁၆	-Meeyahta International Hotel Limited နှင့် အက်(ဖ်) အမ်အိုင် ဆင်ဒီ ကေးရှင်း လီမိတက်တို့သို့ ထုတ်ပေးထားသည့် ကော်မရှင်၏ ခွင့်ပြုမိန့်အမှတ် (၀၈၀/၁၉၉၃)နှင့် မနသ(၀၀၅/၁၉၉၅)တို့အား ပြန်လည်အပ်နှံရန်။	ခွင့်ပြုမိန့် အသစ် ရရှိပြီးပါက အပ်နှံမည် ဖြစ်ပါသည်။	က
				-Investment Structure တင်ပြရန် နှင့် လုပ်ငန်း အမျိုးအစား ပြင်ဆင် တင်ပြရန်။	ပြင်ဆင်ပြီး	ခ
				-ဟိုတယ်အခန်း အရေအတွက် ၊ အမျိုးအစား၊ ငှားရမ်းခနှုန်း တင်ပြရန်။	ပြင်ဆင်ပြီး	ဂ
				-လုပ်ငန်း ဆောင်ရွက်မည့် မြေနေရာ အသုံးပြုခွင့် နှင့် လုပ်ငန်း ဆောင်ရွက်ခွင့်တို့အပေါ် စီးပွားရေးရာ ကော်မတီ၊ ပြည်ထောင်စုအစိုးရအဖွဲ့တို့မှ ခွင့်ပြုသည့် အထောက်အထားများ တင်ပြရန်။	တင်ပြပြီး	ဃ
				-Deed of Assignment အပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထားမှတ်ချက် တင်ပြရန်။	တင်ပြထားဆဲ	င
				-Road Traffic Plan တင်ပြရန်။	တင်ပြပြီး	စ
				-စီးပွားရေးဆိုင်ရာ တွက်ချက်မှုများ ပြန်လည် စိစစ်တင်ပြရန်။	ပြင်ဆင်ပြီး	ဆ

ကုမ္ပဏီအမည်	- Meeyahta Development Ltd.
အဖွဲ့အစည်းပုံသဏ္ဍာန်	- လီမိတက်ကုမ္ပဏီ(Private Company ဖြစ်ပါသည်။)
လုပ်ငန်းအမျိုးအစား	- BOT စနစ်ဖြင့် ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့်လူနေ အိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်း
တည်နေရာ	- ရန်ကုန်တိုင်းဒေသကြီး၊ ဒဂုံမြို့နယ်၊ မြေတိုင်းရပ်ကွက် ၁၉/D၊ မြေကွက်အမှတ်၊ ၁/၄၄ ရှိ မြေဧရိယာ ၉.၆၈ ဧက အနက် မြေ ၆.၃၆ ဧက
စုစုပေါင်းရင်းနှီးမြှုပ်နှံမှု	- US$ ၅၇၄.၁၀ သန်း
လုပ်ငန်းသက်တမ်း	- ၃၂ နှစ်
အရင်းကြေကာလ	- ၂၀ နှစ်
IRR	- ၆.၈၈ %

အထက်ပါလုပ်ငန်းဆောင်ရွက်ခြင်းဖြင့် နိုင်ငံတော်၏ Cost & Benefit ကို အောက်ပါဇယားဖြင့် ပြုစုတင်ပြအပ်ပါသည်-

စဉ်	အကြောင်းအရာ	Cost (ကျပ်သန်း)	Benefit (ကျပ်သန်း)
၁	နိုင်ငံ့ဝန်ထမ်းလစာ	၃.၀၀ (တစ်နှစ်)	-
၂	ကုမ္ပဏီမှတ်ပုံတင်ကြေး	-	၀.၅၅
၃	သွင်းကုန်အခွန်ကင်းလွတ်ခွင့်	၂၀.၁၁	-
၄	ကုန်သွယ်လုပ်ငန်းခွန်	-	၈.၉၉
၅	ဝင်ငွေခွန်	၆၄.၄၁	၂၆.၆၈
၆	လုပ်ခလစာအပေါ်ဝင်ငွေခွန်	-	၉၅.၇၀
၇	CSR (၂ %)	-	၀.၅၄
၈	အလုပ်အကိုင်အခွင့်အလမ်း		ပြည်တွင်း ဝန်ထမ်း ၈၀ ဦး အလုပ်အကိုင် ရရှိမည် ဖြစ်ပါသည်။
	စုစုပေါင်း	**ကျပ် ၈၇.၅၂ သန်း**	**ကျပ် ၁၃၂.၄၆ သန်း**
	Cost : Benefit	၁: ၂	

ဖက်စပ် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Meeyahta Development Ltd. မှ BOT စနစ်ဖြင့် ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့်လူနေ အိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့် ဈေးဝယ် စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းလုပ်ကိုင်ဆောင်ရွက်ခွင့် နှင့်စပ်လျဉ်းသည့် အဓိကအချက်များ

၁	ကုမ္ပဏီအမည်/ ကမကထပြုသူ	-	Meeyahta Development Ltd. **(MDL)** U Theim Wai @ Mr. Serge Pun
၂	အဖွဲ့အစည်းပုံသဏ္ဍာန်	-	ဖက်စပ်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု Yoma Strategic Investments Ltd. (Singapore) ၄၈ % First Myanmar Investment Co., Ltd. (Myanmar) ၁၂ % MMJ Yangon Development Pte. Ltd. (Singapore) ၃၀ % International Finance Corporation (United State America) ၅ % Asian Development Bank (Philippine) ၅ %
၃	လုပ်ငန်းအမျိုးအစား	-	BOT စနစ်ဖြင့် ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့်လူနေ အိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်း
၄	တည်နေရာ	-	ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ မြန်မာ့မီးရထားပိုင် ရန်ကုန်တိုင်းဒေသကြီး၊ ဒဂုံမြို့နယ်၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း နှင့် ဆူးလေဘုရားလမ်းထောင့် ရှိမြေ
၅	မြေအကျယ်အဝန်း	-	မြေ ဧရိယာ ၆.၃၆ ဧက (၂၅၆၈၉ စတုရန်းမီတာ)
၆	မြေပိုင်ရှင်	-	မြန်မာ့မီးရထား
၇	နှစ်စဉ် မြေငှားရမ်းခြင်း	-	US$ ၆၁၆,၅၃၆
၈	လုပ်ငန်းသက်တမ်း	-	၃၂ နှစ်
၉	တည်ဆောက်ရေးကာလ	-	၄၈ လ (၂၃-၁-၂၀၁၇ နေ့ သို့မဟုတ် MDL ဖွဲ့စည်းသည့်နေ့ ယင်းနှစ်ရပ်အနက် နောက်ကျသည့်နေ့)
၁၀	စုစုပေါင်းရင်းနှီးမြှုပ်နှံမှု	-	US$ ၅၇၄.၁၀ သန်း
၁၁	ဝန်ထမ်းအင်အား ပြည်တွင်း ပြည်ပ	- - -	**၄၀၇ ဦး** ၃၉၆ ဦး (ပြည်တွင်းဝန်ထမ်းတစ်ဦး၏ အနိမ့်ဆုံး လစာမှာ တစ်လလျှင် ကျပ် ၁၄၅,၂၀၀ နှင့် အမြင့်ဆုံး လစာမှာ တစ်လလျှင် ကျပ် ၆,ဝ၅ဝ,ဝဝဝ ဖြစ်ပါသည်။) ၁၁ ဦး (ပြည်ပ ဝန်ထမ်းတစ်ဦး၏ အနိမ့်ဆုံး လစာမှာ တစ်လလျှင် US$ ၅,ဝဝဝ နှင့် အမြင့်ဆုံး လစာမှာ တစ်လလျှင် US$ ၁၅,ဝဝဝ ဖြစ်ပါသည်။)

၁၃	နိုင်ငံတော်မှရရှိမည့် အကျိုးအမြတ် (၆နှစ်မြောက်) ဝင်ငွေခွန် ကုန်သွယ်လုပ်ငန်းခွန် Property Tax	 - - -	 US$ ၄.၇၈ သန်း US$ ၃.၉၇ သန်း US$ ၃.၅၄ သန်း
၁၄	အရင်းကြေကာလ	-	၂၀ နှစ်
၁၅	အရင်းအနှီးအပေါ်အကျိုး အမြတ်ပြန်ပေါ်နှုန်း (IRR)	-	၆.၈၈ %
၁၆	လျှပ်စစ်ဓါတ်အားသုံးစွဲမှု	-	၂၃၄၀၀ KVA
၁၇	ငွေကြေးအထောက် အထား		ဘဏ် အထောက်အထားအဖြစ် International Finance Corporation နှင့် Asian Development Bank တို့မှ အစုရှယ်ယာ ထည့်ဝင်၍ လုပ်ငန်းဆောင်ရွက်မည် ဖြစ်ကြောင်း တင်ပြထားပါသည်။
၁၈	စိစစ်တင်ပြချက်	-	(က) Car Parking တွင် ကားစီးရေ ၁၂၅၃ စီး ထားရှိနိုင်ကြောင်း တင်ပြထားပါသည်။ (ခ) ဖက်စပ်ရင်းနှီးမြှုပ်နှံမှုတွင် အောက်ပါ ကုမ္ပဏီများမှ ထည့်ဝင်မည်ဟု တင်ပြထားပါသည်- - Yoma Strategic Investments Ltd. ၄၈ % - First Myanmar Investment Co., Ltd. ၁၂ % - MMJ Yangon Development Pte. Ltd. ၃၀ % - International Finance Corporation ၅ % - Asian Development Bank ၅ % (ဂ) International Finance Corporation နှင့် Asian Development Bank တို့ထံမှ လိုအပ်ပါက အမေရိကန်ဒေါ်လာ ၁၃၅.၀၀ သန်း အထက် ချေးငွေ ရယူဆောင်ရွက်မည် ဖြစ်ကြောင်းနှင့် မြန်မာနိုင်ငံတော်ဗဟိုဘဏ်၏ လမ်းညွှန်ချက်အတိုင်း လိုက်နာမည် ဖြစ်ကြောင်းတင်ပြထားပါသည်။

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

စာအမှတ်၊မရက-၄/န-၀၇၄၊၀၆၈/၂၀၁၆(၁၁၆၃)
ရက်စွဲ၊ ၂၀၁၆ ခုနှစ် ဒီဇင်ဘာ လ ၃၀ ရက်

မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်သို့ တင်ပြသည့်
အမှာစာ

အကြောင်းအရာ။ **Peninsula Yangon Ltd. မှ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ထိန်းသိမ်း ပြုပြင်၍ ကြယ်ငါးပွင့် အဆင့် ဟိုတယ် အဖြစ်တည်ဆောက်မည့် နိုင်ငံတကာ အဆင့်မီဟိုတယ် စီမံကိန်း လုပ်ငန်း နှင့် Meeyahta Development Ltd. မှ ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့် ဈေးဝယ် စင်တာ စသည့်အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းတို့အား BOT စနစ်ဖြင့် နိုင်ငံခြား ရင်းနှီးမြှုပ်နှံမှု ဥပဒေနှင့်အညီ ဆောင်ရွက် ခွင့်ပြုပါရန် ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် အဆိုပြုချက်များ တင်ပြခြင်း ကိစ္စ**

၁။ မြန်မာ့မီးရထားပိုင် ရန်ကုန်မြို့၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်းနှင့် ဆူးလေဘုရားလမ်းထောင့်ရှိ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦ အပါအဝင် မြေဧရိယာ(၉.၆၈)ဧက ပေါ်တွင် BOT စနစ်ဖြင့် ကြယ်ငါးပွင့်အဆင့် ဟိုတယ် တည်ဆောက်ခြင်း စီမံကိန်းနှင့် ခေတ်မီ ရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်မည့် Redevelopment စီမံကိန်းများနှင့်ပတ်သက်၍ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် အောက်ပါအတိုင်း အဆိုပြုချက်များ တင်ပြလာခြင်းအား ၂၀၁၆ ခုနှစ်၊ အောက်တိုဘာ လ ၁၇ ရက်နေ့တွင် ကျင်းပသော အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆) ကြိမ်မြောက် အစည်းအဝေးသို့ တင်ပြခဲ့ပြီး ဖြစ်ပါသည်-

စဉ်	ကုမ္ပဏီအမည်	လုပ်ငန်းအမျိုးအစား	တည်နေရာ
က	Peninsula Yangon Ltd.	BOT စနစ်ဖြင့် မြန်မာ့ မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ် ဝန်ဆောင်မှုလုပ်ငန်း	ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း နှင့် ဆူးလေဘုရားလမ်း ထောင့် ရှိ မြေ ၉.၆၈ ဧက အနက် မြေ ၃.၃၂ ဧက
ခ	Meeyahta Development Ltd.	ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေး လုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်း	ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း နှင့် ဆူးလေဘုရားလမ်း ထောင့် ထောင့် ရှိ မြေ ၉.၆၈ ဧက အနက် မြေ ၆.၃၆ ဧက

၂။ အဆိုပြုလုပ်ငန်း နှင့်စပ်လျဉ်း၍ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ မြန်မာ့မီးရထား နှင့် Meeyahta International Hotel Limited တို့သည် 2016 Build Operate and Transfer Contract No.1 (International Hotel Project)၊ 2016 Build Operate and Transfer Contract No.2(Land Mark Project)၊ 2016 Master Land Lease No.1(International Hotel Project) နှင့် 2016 Master Land Lease No.2 (Landmark Project)စာချုပ်များအား ပြည်ထောင်စုရှေ့နေချုပ်ရုံးသဘောထားမှတ်ချက်နှင့်အညီ ၂၀၁၆ ခုနှစ် ဇူလိုင်လ ၂၃ ရက်နေ့တွင် လက်မှတ်ရေးထိုးခဲ့ပြီး ဖြစ်ပါသည်။

၃။ မြန်မာ့မီးရထား နှင့် Meeyahta International Hotel Limited တို့ လက်မှတ် ရေးထိုးချုပ်ဆိုထားသည့် 2016 Build Operate and Transfer Contract (1),(2)နှင့် 2016 Master Land Lease (1),(2)စာချုပ်များတွင် ပါဝင်သော အဓိကအချက်အလက်များမှာ အောက်ဖော်ပြပါအတိုင်း ဖြစ်ပါသည်-

စဉ်	Peninsula Yangon Ltd.	Meeyahta Development Ltd.
က	International Hotel Project မြေအကျယ်အဝန်းမှာ ၁၃၄၈၈ စတုရန်းမီတာ ရှိပြီး စုစုပေါင်း မြေအကျယ်အဝန်းမှာ ၃၉၁၇၇ စတုရန်းမီတာ ဖြစ်သည်။ (2016 BOT Contract No(1) - 1.a)	Landmark Project မြေ အကျယ်အဝန်းမှာ ၂၅၆၈၉ စတုရန်းမီတာ ရှိပြီး စုစုပေါင်း မြေ အကျယ်အဝန်းမှာ ၃၉၁၇၇ စတုရန်းမီတာ ဖြစ်သည်။ (2016 BOT Contract No(2) - 1.a)
ခ	မြန်မာ့မီးရထားရုံးချုပ် အဆောက်အဦ အမွေအနှစ် ထိန်းသိမ်းခြင်း၊ ပြန်လည်ပြုပြင်ခြင်း၊ ပြောင်းလဲခြင်းဖြင့် အခန်း(၈၈) ခန်း၊ ၃ ထပ်ရှိသော Boutique luxury Hotel အဆင့်မြင့်ဟိုတယ် တည်ဆောက်ရန်နှင့် ဟိုတယ်လည်ပတ်မှုဆိုင်ရာ လုပ်ငန်းများ အားလုံးကို မြေအောက်ထပ်တွင် ထားရှိမည်ဖြစ်သည်။ (2016 Master Land Lease No(1) - 1.f)	-
ဂ	International Hotel Project အတွက် နှစ်စဉ် မြေငှားရမ်းခအား တစ်စတုရန်းမီတာလျှင် အမေရိကန် ဒေါ်လာ ၂၄ ရှုန်းဖြင့် စုစုပေါင်း ၁၃၄၈၈ စတုရန်းမီတာ အတွက် ဇွန်လ နှင့် ဒီဇင်ဘာလကုန်တိုင်း အချိုးကျပေးဆောင်ရမည်။ International Hotel Project ပြီးဆုံးသည့် နောက်ပိုင်းတွင်တစ်စတုရန်းမီတာလျှင် အမေရိကန်	Landmark Project အတွက် နှစ်စဉ် မြေငှားရမ်းခအား တစ်စတုရန်းမီတာလျှင် အမေရိကန်ဒေါ်လာ ၂၄ ရှုန်းဖြင့် စုစုပေါင်း ၂၄၄၃၅ စတုရန်းမီတာ အတွက် ဇွန်လ နှင့် ဒီဇင်ဘာလကုန်တိုင်း အချိုးကျ ပေးဆောင်ရမည်။ Landmark Project ပြီးဆုံးသည့် နောက်ပိုင်းတွင် တစ်စတုရန်းမီတာလျှင်

စဉ်	Peninsula Yangon Ltd.	Meeyahta Development Ltd.
	ဒေါ်လာ ၄၂.၂၄ နှုန်းဖြင့် စုစုပေါင်း အသားတင် ငှားရမ်းနိုင်သည့် ဧရိယာအတွက် International Hotel စီမံကိန်း ပြီးဆုံးသည့် ရက်မှ စတင်၍ နှစ်စဉ် ဇွန်လ နှင့် ဒီဇင်ဘာလကုန်တိုင်း အချိုးကျ ပေးဆောင်ရမည်။ (2016 Master Land Lease No(1) - 3.a , 3.b)	အမေရိကန်ဒေါ်လာ ၁၈ နှုန်းဖြင့် စုစုပေါင်း အသားတင် ငှားရမ်းနိုင်သည့် ဧရိယာအတွက် နှစ်စဉ် ဇွန်လ နှင့် ဒီဇင်ဘာလကုန်တိုင်း အချိုးကျပေးဆောင်ရမည်။ (2016 Master Land Lease No(2) - 3.a , 3.d)
ဃ	-	FMI Center မြေ အငှားချခြင်းနှင့် ပတ်သက်ပြီး ၁၉၉၅ ခုနှစ် မေလ ၁၈ ရက်နေ့တွင် ချုပ်ဆိုခဲ့သော မြေငှား စာချုပ်ပါ သတ်မှတ်ထားသည့်အတိုင်း ငှားရမ်းခ ပေးချေရမည်။ FMI Center ဖြိုဖျက်ခြင်း လုပ်ငန်းစဉ်များကို စတင်သည့် အချိန်တွင် အဆိုပါ ငှားရမ်းခ ပေးချေမှု ပြီးဆုံးမည် ဖြစ်သည်။ MIHL သည် မြေ အကျယ်အဝန်း ၁၂၅၄ စတုရန်းမီတာ အတွက် နှစ်စဉ်ငှားရမ်းခ အမေရိကန်ဒေါ်လာ ၂၄ ပေးရမည်။ (2016 Master Land Lease No(2)- 3.c)
င	-	Landmark Project ပြီးဆုံးသည့် နောက်ပိုင်းတွင် MIHLသည် တစ်စတုရန်းမီတာလျှင် အမေရိကန် ဒေါ်လာ ၁၈ နှုန်းဖြင့် စုစုပေါင်း အသားတင် ငှားရမ်းနိုင်သည့် ဧရိယာအတွက် နှစ်စဉ် ဇွန်လနှင့် ဒီဇင်ဘာလတို့တွင် အချိုးကျ ပေးရမည်။ (2016 Master Land Lease No(2)-3.d)
စ	စီမံကိန်း နှစ်ခုစလုံးအတွက် ငှားရမ်းခကို ၅ နှစ် တစ်ကြိမ် ပြန်လည် သုံးသပ်ရမည်။ (2016 Master Land Lease No(1) - 3.b)and (2016 Master Land Lease No(2) - 3.d)	
ဆ	နှစ်စဉ် အကျိုးခံစားခွင့် အခကြေးငွေကို အောက်ပါအတိုင်း တွက်ချက်၍ နှစ်စဉ် ဇွန်လ နှင့် ဒီဇင်ဘာလကုန်အတိုင်း အချိုးကျ ပေးဆောင်ရမည်- (အင်တာနေရှင်နယ် ဟိုတယ်စီမံကိန်းမြေ/မြေ) * အမေရိကန်ဒေါ်လာ ၃၅,၀၀၀ (2016 Master Land Lease No(1) - 3.c) and (2016 Master Land Lease No(2) - 3.e)	

စဉ်	Peninsula Yangon Ltd.	Meeyahta Development Ltd.
ဇ	MIHL သည် မြေငှားစာချုပ် လက်မှတ်ရေးထိုးသည့်အခါ ပေးဆောင်ရမည့် တံဆိပ်ခေါင်းခွန်ကို ပေးဆောင်ရမည်။ တစ်နှစ် မြေငှားရမ်းခ ပေးရာတွင်လည်း ပေးသွင်းရမည့် ကုန်သွယ်လုပ်ငန်းခွန်ကို ပေးရမည်။ (2016 Master Land Lease No(1) – 4.g and 2016 Master Land Lease No(2) 4.f)	
ဈ	တည်ဆောက်ရေးကာလအတွင်းတွင် တည်ဆောက်မှု မပြီးဆုံးပါက MIHL သည် မြန်မာ့မီးရထားသို့ လျော်ကြေးအဖြစ် တစ်နှစ် ငှားရမ်းခ၏ ၁၀ % နှင့်ညီမျှသော ငွေကို ပေးချေရမည်။ (2016 Master Land Lease Agreement- 5.b)	
ည	မြေငှားရမ်းမှုကာလမှာ မူလ မြေငှားစာချုပ် ချုပ်ဆိုခဲ့သည့် ၁၉၉၈ ခုနှစ် ဇန်နဝါရီလ ၁ ရက်နေ့မှ ကနဦး နှစ် ၅၀ ဖြစ်သည်။ (2016 Master Land Lease No(1) and No(2) - 1.g)	
ဋ	မြန်မာ့မီးရထားသို့ MIHL မှ မြေအသုံးချမှုပရီမီယံကြေးအဖြစ် အမေရိကန်ဒေါ်လာ ၉.၀၀ သန်း ကို အောက်ပါအတိုင်း ပေးသွင်းရမည်- (၁) ပထမအရစ်အဖြစ် စာချုပ် လက်မှတ် ရေးထိုးသည့်နေ့မှ ၂၈ရက် အတွင်း အမေရိကန်ဒေါ်လာ၃.၆၀ သန်း (၂) ဒုတိယအရစ်အဖြစ် ပထမအရစ် ပေးသွင်းသည့် ရက်စွဲမှ ၂ နှစ်ထက် နောက်မကျစေဘဲ အမေရိကန်ဒေါ်လာ ၂.၇၀ သန်း (၃) တတိယအရစ်အဖြစ် ဒုတိယအရစ် ပေးသွင်းသည့် ရက်စွဲမှ ၁ နှစ်ထက် နောက်မကျစေဘဲ အမေရိကန်ဒေါ်လာ ၂.၇၀ သန်း (2016 BOT Contract No(1) – sub (2)	

၄။ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှ မြန်မာ့မီးရထားမှ Meeyahta International Hotel Limited အနေဖြင့် Peninsula Yangon Ltd. နှင့် Meeyahta Development Ltd. တို့ထံသို့ အဆိုပြုလုပ်ငန်း ဆောင်ရွက်ခွင့်တို့အပေါ် Deed of Assignment and Transfer ဖြင့် လွှဲပြောင်းချုပ်ဆိုမည့် စာချုပ်(မူကြမ်း)အား ပြည်ထောင်စုရှေ့နေချုပ်ရုံးသို့ သဘောထားမှတ်ချက် တောင်းခံထားကြောင်း တင်ပြထားပါသည်။

၅။ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှ မြန်မာ့မီးရထားရုံးချုပ် အဆောက်အဦဟောင်းအား ကြယ်ငါးပွင့် ဟိုတယ် တည်ဆောက်ခြင်းနှင့် ခေတ်မီ ရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်မည့် စီမံကိန်းဆောင်ရွက်ခွင့်အား ၂၀၁၆ ခုနှစ် ဇွန်လ ၂၀ ရက်နေ့တွင် ကျင်းပသော စီးပွားရေးရာ ကော်မတီ အစည်းအဝေး အမှတ်စဉ်(၅/၂၀၁၆)သို့ တင်ပြခဲ့ပြီး ယင်းအစည်းအဝေးမှ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပြန်လည် တင်ပြရန် ဆုံးဖြတ်ခဲ့ပါသည်။

၆။ Meeyahta Development Ltd. မှ ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့်လူနေ အိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့် ဈေးဝယ် စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်းတွင် တည်ဆောက်မည့် အဆောက်အဦအရေအတွက် နှင့် အထပ်အမြင့်တို့အား တစ်ဖက်ပါအတိုင်း တင်ပြထားပါသည်-

စဉ်	အဆောက်အဦ အမျိုးအစား	အထပ်အမြင့်
က	Retail Shopping Mall	၅ ထပ်
ခ	Tower -1 Residential Apartment	၂၆ ထပ်
ဂ	Tower -2 Business Hotel	၂၆ ထပ်
ဃ	Tower -3 Commercial Offices	၂၂ ထပ်
င	Tower -4 Commercial Offices	၂၂ ထပ်

၇။ အဆိုပြုလုပ်ငန်းများမှ (၆)နှစ်မြောက်တွင် ဆောင်ရွက်ပေးနိုင်မည့် ခန့်မှန်းတွက်ချက် တင်ပြထားသည့် ဝန်ဆောင်မှုပေးနိုင်မည့် အခြေအနေမှာ အောက်ပါအတိုင်း ဖြစ်ပါသည်-

Meeyahta Development Ltd

စဉ်	အမျိုးအစား	အရေအတွက်	ဈေးနှုန်း
က	Retail Shopping Mall / Retail Podium	၂၆၀၃၃၆ စတုရန်းမီတာ	တစ်စတုရန်းမီတာလျှင် ပျမ်းမျှ ၃၇ US$
ခ	Tower -1 Residential Apartment/ Branded Residences	၃၉၆၀၆ စတုရန်းမီတာ	တစ်စတုရန်းမီတာလျှင် ပျမ်းမျှ ၅၄၀ US$
ဂ	Tower -2 Business Hotel and Serviced Apartment	၃၂၆၉၁ စတုရန်းမီတာ = **၂၈၁ ခန်း**	
	Luxury Hotel		
	- King Room	၂၀၀ **ခန်း**	၂၀၂ US$
	- Double Room	၅၀ **ခန်း**	၂၀၂ US$
	- Junior Suite	၂၄ **ခန်း**	၂၈၂ US$
	- Executive Suite	၆ **ခန်း**	၃၃၁ US$
	- Presidential Suite	၁ **ခန်း**	၂၀၀၀ US$
	Serviced Apartment	၁၉၅၁၅ စတုရန်းမီတာ = ၉၀ ခန်း	ပျမ်းမျှ ၃၆၀၀ US$
ဃ	Tower-3 Commercial Offices / Office Building	၄၃၈၉၄၁စတုရန်းမီတာ	ပျမ်းမျှ ၆၃ US$
င	Tower-4 Commercial Offices / Office Building	၃၉၁၄၇၂စတုရန်းမီတာ	ပျမ်းမျှ ၆၅ US$

Peninsula Yangon Limited

စဉ်	အခန်းအမျိုးအစား	အခန်းအရေအတွက်	ဈေးနှုန်း	
			US$	ကျပ်
က	Standard Room	၇၄	၄၃၅	-
ခ	Suite	၁၃	၇၃၀	-
ဂ	Presidential Suite	၁	၂၃၀၀	-

၈။ ယင်းအဆိုပြုလုပ်ငန်းများ နှင့်စပ်လျဉ်း၍ သက်ဆိုင်ရာဌာန၊ အဖွဲ့အစည်းများသို့ သဘောထား များတောင်းခံခဲ့ရာ ပြန်ကြားလာသည့် သဘောထားမှတ်ချက်များအား **ပူးတွဲ(၁)**ဇယားဖြင့် ဖော်ပြထား ပါသည်။

၉။ အဆိုပြုလုပ်ငန်းများ၏ ရင်းနှီးမြှုပ်နှံမှု ပုံစံများနှင့်စပ်လျဉ်း၍ အသေးစိတ် အချက်အလက်များ အား **ပူးတွဲ(၂)**ပါ ဇယားဖြင့် ဖော်ပြထားပါသည်။

၁၀။ အဆိုပြုလုပ်ငန်း နှင့်စပ်လျဉ်း၍ Road Traffic Assessment အား Prime Estate Developments Ltd. မှ တာဝန်ယူ ရေးဆွဲ ပေးထားသည့် Report တင်ပြထားပါသည်။ စီမံကိန်း (၂)ခု တွင် Car Parking ထားရှိနိုင်မည့် ကားစီးရေ အရေအတွက်မှာ ၁၂၅၃ စီး ဖြစ်ကြောင်း တင်ပြ ထားပါသည်။

၁၁။ CSR Program အတွက် အမြတ်ငွေ၏ ၂ % အား သုံးစွဲမည် ဖြစ်ကြောင်း၊ လျှပ်စစ်ဓါတ်အား သုံးစွဲမည့် အစီအစဉ် နှင့် မီးဘေး အန္တရာယ် မဖြစ်ပွားစေရေးအတွက် လိုအပ်သော အစီအမံများနှင့် ဝန်ထမ်းများ၏ လုပ်ငန်းခွင် သာယာရေးတို့အပေါ် ဆောင်ရွက်ထားမည့် အစီအစဉ်များအား ကုမ္ပဏီမှ တင်ပြထားပါသည်။

၁၂။ နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု ဥပဒေပါ အခွန်ဆိုင်ရာ ကင်းလွတ်ခွင့် နှင့် သက်သာခွင့်များကို ခံစား ခွင့်ပြုပါရန် တင်ပြထားပါသည်။

စိစစ်တင်ပြချက်

၁၃။ အဆိုပြုချက်ပါ လုပ်ငန်းအခြေအနေ၊ မြေငှားစာချုပ် နှင့် BOT စာချုပ်များတို့အပေါ် အောက်ပါအတိုင်း စိစစ်တင်ပြအပ်ပါသည်-

(က) MIHL သည် ရန်ကုန်မြို့၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်းပေါ်ရှိ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦ အပါအဝင် မြန်မာ့မီးရထားပိုင် မြေ (၉.၃၇) ဧကပေါ်တွင် ကြယ်ငါးပွင့် အဆင့်ရှိ မီးရထားအပြည်ပြည်ဆိုင်ရာ ဟိုတယ်အား B.O.T စနစ်ဖြင့် နှစ် ၃၀ ဆောင်ရွက် ရန် ကော်မရှင်မှ ခွင့်ပြုမိန့်အမှတ်၊ ဝ၈ဝ/၁၉၉၃(၅-၈-၁၉၉၃) ဖြင့် လုပ်ငန်း ဆောင်ရွက် ခွင့် ရရှိခဲ့ပြီး Serge Pun and Associates Ltd. နှင့် မြန်မာ့မီးရထား တို့အကြား ၁၉၉၃ ခုနှစ် ဩဂုတ်လ ၁၄ ရက် နေ့တွင် မြေငှား စာချုပ် နှင့် BOT စာချုပ်များ ချုပ်ဆိုခဲ့ပြီး ဖြစ် ပါသည်။

(ခ) မြန်မာ့မီးရထားရုံးချုပ် အဆောက်အဦကို ရှေးမူမပျက် ထိန်းသိမ်းကာ ဟိုတယ်အဖြစ် ပြောင်းလဲ တည်ဆောက်ရေး လုပ်ငန်းနှင့်အတူ ခေတ်မီ ဈေးဝယ်စင်တာ၊ ဟိုတယ်ရုံးခန်း နှင့် အဆင့်မြင့် လူနေအိမ်ခန်းများ ပါဝင်သည့် MIHL Redevelopment စီမံကိန်းကို ဆောင်ရွက်ရန် နိုင်ငံတော်သမ္မတရုံးမှ မူအားဖြင့် ခွင့်ပြုခဲ့ပြီး ထပ်မံ တိုးချဲ့ ညှိနှိုင်း ဆောင် ရွက်ပေးရန် ခွင့်ပြုခဲ့ပါသည်။

(ဂ) အဆိုပါ စီမံကိန်း ဆောင်ရွက်ခွင့်နှင့်စပ်လျဉ်း၍ ၂၀၁၄ ခုနှစ် မေလ ၃၁ ရက်နေ့တွင် ကျင်းပသော ကော်မရှင်၏ အထူးအစည်းအဝေးမှ တစ်ဖက်ပါအတိုင်း ဆုံးဖြတ်ခဲ့ပါသည်-

(၁) MIHL ကုမ္ပဏီအနေဖြင့် ကော်မရှင်၏ ခွင့်ပြုမိန့် အမှတ်၊ ၀၈၀/၁၉၉၃(၅-၈-၁၉၉၃) ဖြင့် ခွင့်ပြုပေးခဲ့သည့် စီမံကိန်းလုပ်ငန်းများအနက် ဆောင်ရွက်ရန် ကျန်ရှိနေသည့် မြန်မာ့မီးရထား(ရုံးဟောင်း)အား ရှေးမူမပျက်စေဘဲ ကြယ်ငါးပွင့် ဟိုတယ်အဖြစ် ပြင်ဆင် ဆောင်ရွက်သည့် လုပ်ငန်းကို စတင် အကောင်အထည် ဖော်ရန်။

(၂) အဆိုပါ လုပ်ငန်းစတင် အကောင်အထည်ဖော်သည့်အချိန်တွင် မြေငှားသက်တမ်းကို ဥပဒေနှင့်အညီ တိုးမြှင့်ရေးအတွက် တင်ပြဆောင်ရွက်ရန်။

(၃) မြေငှားသက်တမ်း တိုးမြှင့်ခြင်းကို ကော်မရှင်၏ ခွင့်ပြုချက် ရရှိပြီးမှသာ Redevelopment စီမံကိန်းကို ဆက်လက် အကောင်အထည်ဖော်ရန်။

(ဃ) ကော်မရှင် အစည်းအဝေး ဆုံးဖြတ်ချက်နှင့်အညီ မြန်မာ့မီးရထား (ရုံးဟောင်း)အား ဟိုတယ်အဖြစ် ပြောင်းလဲ တည်ဆောက်ခြင်းလုပ်ငန်းကို စတင် အကောင်အထည်ဖော် ဆောင်ရွက်နေပြီဖြစ်၍ အသစ် ပြဋ္ဌာန်းလိုက်သည့် နိုင်ငံခြား ရင်းနှီးမြှုပ်နှံမှု ဥပဒေအရ မြေငှားသက်တမ်း တိုးမြှင့်ပေးရန်အတွက် MIHL မှ တင်ပြခဲ့ရာ ၂၀၁၄ ခုနှစ် ဒီဇင်ဘာလ ၁၂ ရက်နေ့ တွင် ကျင်းပသော ကော်မရှင်၏ (၂၈/၂၀၁၄) ကြိမ် မြောက် အစည်းအဝေးမှ "မြန်မာ့မီးရထား(ရုံးဟောင်း)အား ဟိုတယ်အဖြစ် ပြောင်းလဲတည်ဆောက်ခြင်းလုပ်ငန်း ဆောင်ရွက်နေမှုအား ကွင်းဆင်းစစ်ဆေးရန်" ဆုံးဖြတ်ခဲ့ပြီး ၂၀၁၄ ခုနှစ် ဒီဇင်ဘာလ ၃၁ ရက်နေ့တွင် ကွင်းဆင်းစစ်ဆေးခဲ့ပါသည်။

(င) ကွင်းဆင်းစစ်ဆေးရေးအဖွဲ့မှ စစ်ဆေး တွေ့ရှိချက်များအား ၂၀၁၅ ခုနှစ် ဖေဖော်ဝါရီလ ၂၇ ရက်နေ့တွင် ကျင်းပသော ကော်မရှင်၏ (၃/၂၀၁၅) အစည်း အဝေးသို့ တင်ပြခဲ့ပြီး မြန်မာ့မီးရထားပိုင်မြေအား MIHL မှ B.O.T စနစ်ဖြင့် ငှားရမ်းခြင်းအပေါ် သက်တမ်း တိုးမြှင့်ပေးရန်ကိစ္စအား ဆက်လက် ဆောင်ရွက်ပေးရန် ဆုံးဖြတ်ခဲ့ပါသည်။

(စ) မြေငှားသက်တမ်းတိုးမြှင့်ပြီးဖြစ်၍ Redevelopment စီမံကိန်းကို ဆက်လက် အကောင်အထည်ဖော်ရန်အတွက် မြန်မာ့မီးရထားရုံးချုပ်အား ရှေးမူမပျက် ထိန်းသိမ်း ပြုပြင်ခြင်းနှင့် ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ် ပြောင်းလဲ တည်ဆောက်ခြင်းကို ဆက်လက် ဆောင်ရွက်မည်ဖြစ်ပြီး ခေတ်မီ အဆောက်အဦများကိုပါ ဆောင်ရွက်မည်ဖြစ်သော ကြောင့် မူဘောင် သဘောတူညီမှု (Framework Agreement)ကို ၂၀၁၅ ခုနှစ် ဖေဖော်ဝါရီလ ၂၇ ရက်နေ့တွင် လက်မှတ် ရေးထိုးခဲ့ပြီး ဖြစ်ပါသည်။

(ဆ) Framework Agreement အပေါ် အခြေခံလျက် ပြင်ဆင် ချုပ်ဆိုထားသည့် စာချုပ်များဖြစ်သည့် 2016 Build Operate and Transfer Contract No.1 (International Hotel Project), 2016 Build Operate and Transfer Contract No.2(Land Mark Project), 2016 Master Land Lease No.1(International Hotel Project) နှင့် 2016 Master Land Lease No.2 (Landmark Project)တို့အပေါ် စီမံကိန်းနှင့်

ဘဏ္ဍာရေးဝန်ကြီးဌာန ၊ ပြည်ထောင်စုရှေ့နေချုပ်ရုံး နှင့် ကော်မရှင်တို့၏ သဘောထား မှတ်ချက်များ တောင်းခံခဲ့ပြီး သဘောထား မှတ်ချက်များ နှင့်အညီ လုပ်ငန်း ဆောင်ရွက် ခွင့်ပြုရန် ကိစ္စအား ၂၀၁၆ ခုနှစ် ဇွန် လ ၂၀ ရက်နေ့တွင် ကျင်းပပြုလုပ်သည့် ပြည်ထောင်စုအစိုးရအဖွဲ့ စီးပွားရေးရာ ကော်မတီ အစည်းအဝေး အမှတ်(၅/၂၀၁၆)သို့ တင်ပြခဲ့ရာ " ကော်မရှင်သို့ ပြန်လည် တင်ပြရန်" ဆုံးဖြတ်ခဲ့ပါသည်။

(ဇ) MIHL အနေဖြင့် စီမံကိန်း အတည်ပြုချက် ရရှိရေးအတွက် ညှိနှိုင်းနေစဉ်အတွင်း မိတ်ဖက်ကုမ္ပဏီများနှင့် ပဏာမ သဘောတူညီချက်များကို သက်တမ်းတိုး ဆောင်ရွက် လာခဲ့ပြီး သက်တမ်းတိုးကာလ ကုန်ဆုံးတော့မည်ဖြစ်ပါသဖြင့် မြေငှား စာချုပ်အား ကြိုတင် လက်မှတ် ရေးထိုးခွင့်ပြုပါရန် ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာနမှ တင်ပြလာခြင်းအား ၂၀၁၆ ခုနှစ် ဇူလိုင်လ ၈ ရက်နေ့တွင် ကျင်းပသော ကော်မရှင်၏ (၁၃/၂၀၁၆)အစည်းအဝေး၌ တင်ပြခဲ့ပြီး 2016 Build Operate and Transfer Contract နှင့် 2016 Master Land Lease တို့အား ကြိုတင် ချုပ်ဆိုခွင့်ပြုခဲ့ပါသည်။

(ဈ) ကော်မရှင်၏ ခွင့်ပြုချက်အရ မြန်မာ့မီးရထားနှင့် MIHL တို့သည် ၂၀၁၆ ခုနှစ် ဇူလိုင်လ ၂၃ ရက်နေ့တွင် Framework Agreement အပေါ် အခြေခံလျက် ပြင်ဆင်ချုပ်ဆိုမည့် စာချုပ် မူကြမ်း များဖြစ်သည့် 2016 Build Operate and Transfer Contract No.1 (International Hotel Project), 2016 Build Operate and Transfer Contract No.2(Land Mark Project), 2016 Master Land Lease No.1(International Hotel Project) နှင့် 2016 Master Land Lease No.2 (Landmark Project) စာချုပ်များအား လက်မှတ်ရေးထိုး ချုပ်ဆိုခဲ့ကြပါသည်။

(ည) Meeyahta International Hotel Limited နှင့် အက်(ဖ်)အမ်အိုင် ဆင်ဒီ ကေးရှင်း လီမိတက်တို့သို့ ထုတ်ပေးထားသည့် ကော်မရှင်၏ ခွင့်ပြုမိန့်အမှတ် (၀၈၀/၁၉၉၃) နှင့် မနသ(၀၀၅/၁၉၉၅)တို့အား ယခု စီမံကိန်း(၂)ခု၏ ခွင့်ပြုမိန့် ရရှိပြီးပါက ကုမ္ပဏီမှ ပြန်လည် အပ်နှံရမည် ဖြစ်ပါသည်။

(ဋ) ကုမ္ပဏီမှ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ နှင့် မြန်မာနိုင်ငံ အင်ဂျင်နီယာ အသင်းတို့၏ သဘောထားပြန်ကြားချက်များနှင့်အညီ လိုအပ်ချက်များအား လိုက်နာ ဆောင်ရွက်မည် ဖြစ်ပါကြောင်း ကတိဝန်ခံချက် တင်ပြထားပါသည်။

(ဌ) Peninsula Yangon Holdings Pte. Ltd. (Singapore) ထံမှ Shareoholder Loan ရယူ၍ လုပ်ငန်း ဆောင်ရွက်မည်ဖြစ်ကြောင်း Shareoholder Loan Agreement တင်ပြထားပြီး အတိုးမဲ့ချေးငွေဖြင့် ဆောင်ရွက်ခြင်းဖြစ်ပါသည်။

ဆုံးဖြတ်ရန်အချက်

၁၄။ သို့ဖြစ်ပါ၍ ရန်ကုန်တိုင်းဒေသကြီး၊ ဒဂုံမြို့နယ်၊ ဗိုလ်ချုပ် အောင်ဆန်းလမ်း နှင့် ဆူးလေဘုရားလမ်းထောင့် ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ မြန်မာ့မီးရထားပိုင် မြေဧရိယာ ၉.၆၈ ဧကတွင် Peninsula Yangon Ltd. မှ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ထိန်းသိမ်း ပြုပြင်၍ ကြယ်ငါးပွင့် အဆင့် ဟိုတယ် အဖြစ် တည်ဆောက်မည့် နိုင်ငံတကာ အဆင့်မီ ဟိုတယ် စီမံကိန်းလုပ်ငန်း နှင့် Meeyahta Development Ltd. မှ ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့်လူနေ အိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့် ဈေးဝယ် စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းတို့အား BOT စနစ်ဖြင့် နိုင်ငံခြား ရင်းနှီးမြှုပ်နှံမှု ဥပဒေနှင့်အညီ ဆောင်ရွက် ခွင့်ပြုပါရန် ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှ တစ်ဆင့် တင်ပြလာခြင်းအား ဆောင်ရွက် ခွင့်ပြုရန် သဘောတူ-မတူ။

ဥက္ကဋ္ဌ(ကိုယ်စား)
(အောင်နိုင်ဦး၊အတွင်းရေးမှူး)

မိတ္တူကို
ရုံးလက်ခံ/မျှောစာတွဲ

ပူးတွဲ(၁)

အဆိုပြုလုပ်ငန်းများနှင့်စပ်လျဉ်း၍ သက်ဆိုင်ရာ ဝန်ကြီးဌာနများမှ အောက်ပါအတိုင်း သဘောထား မှတ်ချက် ပြန်ကြားထားပါသည်-

စဉ်	ဌာန /အဖွဲ့အစည်းမှ ပြန်ကြားချက်	Peninsula Yangon Limited	Meeyahta Development Ltd.
(က)	ရန်ကုန်တိုင်းဒေသကြီးအစိုးရအဖွဲ့ (နောက်ဆက်တွဲ-က)	၂၀၁၆ ခုနှစ် နိုဝင်ဘာ လ ၃ ရက်နေ့တွင် ကျင်းပသော တိုင်းဒေသကြီးအစိုးရအဖွဲ့ အစည်းအဝေး အမှတ်စဉ် (၃၀/၂၀၁၆) ဆုံးဖြတ်ချက်အရ ကန့်ကွက်ရန် မရှိပါကြောင်း။	
(ခ)	သယံဇာတနှင့် သဘာဝ ပတ်ဝန်းကျင် ထိန်းသိမ်းရေး ဝန်ကြီးဌာန (နောက်ဆက်တွဲ-ခ)	- အဆိုပြု လုပ်ငန်းများကြောင့် ဖြစ်ပေါ်လာနိုင်သည့် ပတ်ဝန်းကျင်၊ လူမှုရေးနှင့် ကျန်းမာရေး ထိခိုက် ပျက်စီးမှုများကို လျော့နည်းစေရန်အတွက် လုပ်ငန်းဆိုင်ရာ အချက်အလက်များကို ပြည့်စုံစွာ ဖော်ပြပြီး လုပ်ငန်း ဆောင်ရွက်ရာတွင် ပတ်ဝန်းကျင် ထိခိုက်မှု အနည်းဆုံး ဖြစ်စေမည့် နည်းစနစ်များအား အသုံး ပြုရန် နှင့် အဆိုပြုလွှာတွင် ဖော်ပြထားသည့် လူမှုရေးဆိုင်ရာ အကျိုးပြု လုပ်ငန်းများ တာဝန်ခံ ဆောင်ရွက်မှု (Corporate Social Responsibility-CSR)အတွက် အသားတင် အမြတ်ငွေ၏ (၂%)အား အသုံးပြုခြင်း အပါအဝင် ကတိကဝတ်များအား လိုက်နာ အကောင်အထည် ဖော်ဆောင်ရွက်ရန်။ - အဆိုပြု လုပ်ငန်းများကြောင့် ပတ်ဝန်း	- အဆိုပြု လုပ်ငန်းများကြောင့် ဖြစ်ပေါ်လာနိုင်သည့် ပတ်ဝန်းကျင် ၊ လူမှုရေးနှင့် ကျန်းမာရေး ထိခိုက်ပျက်စီးမှုများကို လျော့နည်းစေရန်အတွက် လုပ်ငန်း ဆိုင်ရာ အချက်အလက်များကို ပြည့်စုံစွာ ဖော်ပြပြီး လုပ်ငန်း ဆောင်ရွက်ရာတွင် ပတ်ဝန်းကျင် ထိခိုက်မှု အနည်းဆုံး ဖြစ်စေမည့် နည်းစနစ်များအား အသုံးပြုရန် နှင့် အဆိုပြုလွှာတွင် ဖော်ပြထားသည့် လူမှုရေးဆိုင်ရာ အကျိုးပြု လုပ်ငန်းများ တာဝန်ခံဆောင်ရွက်မှု (Corporate Social Responsibility-CSR)အတွက် အသားတင် အမြတ်ငွေ၏(၂%)အား အသုံးပြုခြင်း အပါအဝင် ကတိကဝတ်များအား လိုက်နာအကောင်အထည် ဖော်ဆောင်ရွက်ရန်။ - အဆိုပြု လုပ်ငန်းများကြောင့် ပတ်ဝန်းကျင် နှင့် လူမှုရေး မထိခိုက်စေရေး (သို့မဟုတ်) ထိခိုက်မှု အနည်းဆုံး ဖြစ်စေရေးတို့အတွက် အဆိုပြုလွှာတွင် ပူးတွဲ တင်ပြထားသည့် ရေးဆွဲဆောင်ရွက်ပြီး

		ကျင်နှင့် လူမှုရေး မထိခိုက်စေရေး (သို့မဟုတ်)ထိခိုက်မှု အနည်းဆုံး ဖြစ်စေရေးတို့အတွက် အဆိုပြုလွှာတွင် ပူးတွဲတင်ပြထားသည့် ရေးဆွဲ ဆောင်ရွက်ပြီး လူမှုပတ်ဝန်းကျင်ဆိုင်ရာ နယ်ပယ်တိုင်းတာခြင်း အစီရင်ခံစာ(Environmental & Social Scoping Report) နှင့်အတူ လူမှုပတ်ဝန်းကျင် ထိခိုက်မှုဆန်းစစ်ခြင်း (Environmental & Social Impact Assessment-ESIA)ကို ပြည့်စုံစွာ ဆောင်ရွက်ပြီး ပတ်ဝန်းကျင် ထိခိုက်မှု ဆန်းစစ်ခြင်းဆိုင်ရာ လုပ်ထုံးလုပ်နည်းပါ အချက်အလက်များ နှင့်အညီ အစီရင်ခံစာ ရေးဆွဲတင်ပြရန်။ - အထက်ပါ လေ့လာ ဆန်းစစ်မှု ရလဒ်များကို အခြေခံ၍ ပတ်ဝန်းကျင်နှင့် လူမှုရေး ထိခိုက်မှု မဖြစ်ပေါ်စေရေး (သို့မဟုတ်) ထိခိုက်မှု အနည်းဆုံး ဖြစ်စေသည့် လုပ်ငန်း ဆောင်ရွက်မည့် အစီအစဉ်၊ စွန့်ပစ်ပစ္စည်း/ စွန့်ပစ်အရည် စီမံခန့်ခွဲမှု အစီအစဉ်၊ စောင့်ကြပ်ကြည့်ရှု စစ်ဆေး	လူမှု ပတ်ဝန်းကျင် ထိခိုက်မှု ဆန်းစစ်ခြင်း (Environmental & Social Impact Assessment-ESIA)ကို ပြည့်စုံစွာ ပြည့်စွက် ဆောင်ရွက်ပြီး ပတ်ဝန်းကျင် ထိခိုက်မှု ဆန်းစစ်ခြင်းဆိုင်ရာ လုပ်ထုံးလုပ်နည်းပါ အချက်အလက်များနှင့်အညီ အစီရင်ခံစာ ရေးဆွဲ တင်ပြရန်။ - အထက်ပါ လေ့လာ ဆန်းစစ်မှု ရလဒ်များကို အခြေခံ၍ ပတ်ဝန်းကျင် နှင့် လူမှုရေး ထိခိုက်မှု မဖြစ်ပေါ်စေရေး (သို့မဟုတ်) ထိခိုက်မှု အနည်းဆုံး ဖြစ်စေသည့် လုပ်ငန်း ဆောင်ရွက်မည့် အစီအစဉ်၊ စွန့်ပစ်ပစ္စည်း/ စွန့်ပစ်အရည် စီမံခန့်ခွဲမှု အစီအစဉ်၊ စောင့်ကြပ်ကြည့်ရှု စစ်ဆေးမည့် အစီအစဉ်၊ ပတ်ဝန်းကျင် ထိခိုက်မှု လျော့ပါးစေရေး ဆောင်ရွက်မည့် လုပ်ငန်းများအတွက် သုံးစွဲမည့် ရန်ပုံငွေ စသည်တို့ ပါဝင်သည့် ပတ်ဝန်းကျင် စီမံခန့်ခွဲမှု အစီအစဉ် (Environmental Management Plan-EMP)အား ပတ်ဝန်းကျင် ထိခိုက်မှု ဆန်းစစ်ခြင်း ဆိုင်ရာ လုပ်ထုံးလုပ်နည်းပါ အချက်အလက်များ နှင့်အညီ ရေးဆွဲတင်ပြရန် နှင့် စီမံချက်ပါအတိုင်း အကောင်အထည်ဖော် ဆောင်ရွက်ရန်။

		မည့် အစီအစဉ်၊ ပတ်ဝန်းကျင် ထိခိုက်မှု လျော့ပါးစေရေး ဆောင်ရွက်မည့် လုပ်ငန်းများအတွက် သုံးစွဲမည့် ရန်ပုံငွေ စသည်တို့ ပါဝင်သည့် ပတ်ဝန်းကျင် စီမံခန့်ခွဲမှု အစီအစဉ် (Environmental Management Plan-EMP)အား ပတ်ဝန်းကျင် ထိခိုက်မှု ဆန်းစစ်ခြင်းဆိုင်ရာ လုပ်ထုံးလုပ်နည်းပါ အချက်အလက်များနှင့်အညီ ရေးဆွဲ တင်ပြရန်နှင့်စီမံချက်ပါအတိုင်း အကောင်အထည်ဖော်ဆောင်ရွက်ရန်။ - မြို့တော်စည်ပင်သာယာရေးအဖွဲ့ ဧရိယာအတွင်း ဖြစ်၍ မြို့တော် စည်ပင်သာယာ၏ ခွင့်ပြုချက်/ လမ်းညွှန်ချက်များနှင့်အညီ လိုက်နာဆောင်ရွက်ရန်။ - ရှေးဟောင်း အဆောက်အဦများ ပြုပြင်ထိန်းသိမ်းခြင်းဆိုင်ရာ ကာကွယ် ထိန်းသိမ်းခြင်း အစီရင်ခံစာများ ရေးဆွဲပြီး အစီအမံအတိုင်း လိုက်နာ ဆောင်ရွက်သွားရန်။	- မြို့တော်စည်ပင်သာယာရေးအဖွဲ့ ဧရိယာအတွင်း ဖြစ်၍ မြို့တော်စည်ပင်သာယာ၏ ခွင့်ပြုချက်/ လမ်းညွှန်ချက်များနှင့်အညီ လိုက်နာ ဆောင်ရွက်ရန်။

MDLmemo

စဉ်	ဌာန /အဖွဲ့အစည်းမှ ပြန်ကြားချက်	Peninsula Yangon Limited	Meeyahta Development Ltd.
(ဂ)	ဟိုတယ်နှင့်ခရီးသွားလာရေးဝန်ကြီးဌာန (နောက်ဆက်တွဲ-ဂ)	- ဝန်ဆောင်မှု ပေးမည့် အခန်းအမျိုးအစား နှင့် သင့်တော်သော ငှားရမ်းခ နှုန်းထားအား တိကျစွာ ဖော်ပြပေးရန် လိုအပ်ပါကြောင်း။ - ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ၏ သတ်မှတ်စံချိန်စံညွှန်းများနှင့်အညီ လုံလောက်သည့် ယာဉ်ရပ်နားရန် နေရာများအား တိကျစွာ ထည့်သွင်း တင်ပြရန်။ - ဟိုတယ်လုပ်ငန်း လိုင်စင် လျှောက်ထားရာတွင် အိပ်ခန်း အရေအတွက် နှင့် အချိုးညီ ခန့်အပ်မည့် ဝန်ထမ်းအားလုံးသည် ဟိုတယ် ဝန်ဆောင်မှု လုပ်ငန်းဆိုင်ရာ သင်တန်းဆင်း လက်မှတ်များ တင်ပြနိုင်ရန် လိုအပ်ပါကြောင်း။	
(ဃ)	ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ (နောက်ဆက်တွဲ-ဃ)	- မူလ ၃ ထပ်မှ Basement +(၃)ထပ် အဖြစ် ပြင်ဆင်ရန် Structural Design အား အထပ်မြင့် အဆောက်အအုံ တည်ဆောက်ရေး စီမံကိန်းများ ကြီးကြပ်စစ်ဆေးရေး ပညာရှင်များအဖွဲ့ (CQHP) မှ အပိုင်းလိုက် စိစစ်လျက်ရှိပြီး Deep Excavation နှင့် Bored Piling လုပ်ငန်းများအား တင်ပြချက်နှင့်အညီ ဆောင်ရွက်ရန် ထောက်ခံထားပြီး ဖြစ်ပါကြောင်း။ - ကန့်ကွက်ရန် မရှိပါကြောင်း။	- ရန်ကုန်မြို့လယ်နှင့်ရွှေတိဂုံစေတီတော် အကြား မြင်ကွင်း ပိတ်ဆို့မှု မဖြစ်စေရန် ပုံစံကို အနည်းငယ် ပြန်လည် ပြင်ဆင်ပေးမည် ဖြစ်ကြောင်းနှင့် ယာဉ်ကြောပိတ်ဆို့မှု မဖြစ်စေရန် ကျွမ်းကျင်ပညာရှင်များမှ ပေးသည့် မှတ်ချက်များအပေါ် မူတည်၍ ပြင်ဆင်ရန် လိုအပ်ချက်များအား ထပ်မံပြန်လည် ပြင်ဆင်ပေးပါမည်ဟု ခံဝန်ကတိ တင်ပြလာပါကြောင်း။ - ခံဝန်ကတိအတိုင်း လိုက်နာဆောင်ရွက်မည်ဆိုပါက ကန့်ကွက်ရန် မရှိပါကြောင်း။
(င)	မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း (နောက်ဆက်တွဲ-င)	အဆောက်အဦပိုင်းတွင် ပြည်ပမှ တင်သွင်းမည့် တစ်ဖက်ဖော်ပြပါ ဆောက်လုပ်ရေး ပစ္စည်းများနှင့် အရေအတွက်ကို ထောက်ခံပါကြောင်း သဘောထား ပြန်ကြားလာပါသည်-	အဆောက်အဦပိုင်းတွင် ပြည်ပမှ တင်သွင်းမည့် တစ်ဖက်ဖော်ပြပါ ဆောက်လုပ်ရေး ပစ္စည်းများနှင့် အရေအတွက်ကို ထောက်ခံပါကြောင်း သဘောထား ပြန်ကြားလာပါသည်-

စဉ်	ပစ္စည်းအမျိုးအမည် နှင့် ရေတွက်ပုံ	MIC စာအုပ်ပါ အရေအတွက်	ထောက်ခံတင်ပြသော အရေအတွက်
က	Cement (Ton)	၁၀၆၆၉	၅၈၄၂.၆၇
ခ	Cement non-shrink grout(Ton)	၂၇၆	၂၆၄
ဂ	Rebar(Ton)	၃၇၀၄	၁၈၂၅.၈၃
ဃ	Anti-rust Paint (Litre)	၁၂၃၂၀	၁၁၇၃.၄၈
င	Epoxy(Kg)	၁၄၇၅၀	၁၃၇၆၄.၆၇
စ	Epoxy Grouting (Litre)	၁၂၃၂	၁၁၇၀

- Ground Water ထုတ်ယူ သုံးစွဲရာတွင် အကန့် အသတ် ရှိလာပြီဖြစ်သောကြောင့် ထိန်းချုပ် သုံးစွဲရန် လိုသော အချိန် ရောက်ရှိနေပြီ ဖြစ်ကြောင်း။
- သက်ဆိုင်ရာ မီးသတ်ဦးစီးဌာနမှ ချမှတ်ထားသော လမ်းညွှန်ချက်များအတိုင်း လိုက်နာ ဆောင်ရွက်ရန်။
- ယခု တင်ပြသော ဒီဇိုင်း၊ ပုံစံများသည်

စဉ်	ပစ္စည်းအမျိုးအမည် နှင့် ရေတွက်ပုံ	MIC စာအုပ်ပါ အရေအတွက်	ထောက်ခံတင်ပြသော အရေအတွက်
က	Cement(Ton)	၁၀၆၆၉	၅၈၄၂.၆၇
ခ	Cement non-shrink grout(Ton)	၂၇၆	၂၆၄
ဂ	Rebar(Ton)	၃၇၀၄	၁၈၂၅.၈၃
ဃ	Anti-rust Paint (Litre)	၁၂၃၂၀	၁၁၇၃.၄၈
င	Epoxy(Kg)	၁၄၇၅၀	၁၃၇၆၄.၆၇
စ	Epoxy Grouting(Litre)	၁၂၃၂	၁၁၇၀

- Ground Water ထုတ်ယူ သုံးစွဲရာတွင် အကန့် အသတ် ရှိလာပြီဖြစ်သောကြောင့် ထိန်းချုပ် သုံးစွဲရန် လိုသောအချိန် ရောက်ရှိနေပြီ ဖြစ်ကြောင်း။
- သက်ဆိုင်ရာ မီးသတ်ဦးစီးဌာနမှ ချမှတ်ထားသော လမ်းညွှန်ချက်များအတိုင်း လိုက်နာ ဆောင်ရွက်ရန်။
- ယခု တင်ပြသော ဒီဇိုင်း၊ ပုံစံများသည် အမှန်တကယ် အသေးစိတ် တည်ဆောက်မည့် ပုံစံ၊ ဒီဇိုင်းများနှင့် ကွဲလွဲမည်ဆိုပါက အမှန်တကယ် သုံးစွဲမည့် အရေအတွက်နှင့် ကွာခြားနိုင်ပါ

		အမှန်တကယ် အသေးစိတ် တည်ဆောက်မည့် ပုံစံ၊ ဒီဇိုင်းများနှင့် ကွဲလွဲမည်ဆိုပါက အမှန်တကယ် သုံးစွဲမည့် အရေအတွက်နှင့် ကွာခြားနိုင်ပါကြောင်း။ လိုအပ်ပါက Detail Estimate ရရှိပြီးသည့်အခါတွင် ပြန်လည် စိစစ်မှုများ ဆောင်ရွက်ရန် လိုအပ်ကြောင်း။	ကြောင်း။ လိုအပ်ပါက Detail Estimate ရရှိပြီးသည့်အခါတွင် ပြန်လည် စိစစ်မှုများ ဆောင်ရွက်ရန် လိုအပ်ကြောင်း။

ပူးတွဲ(၂)

နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေဖြင့် Peninsula Yangon Limited နှင့် Meeyahta Development Ltd. တို့မှ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းနှင့် ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့်လူနေ အိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်စျေးဝယ်စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်း လုပ်ငန်းနှင့်စပ်လျဉ်းသည့် အဓိကအချက်များ

၁။	ကုမ္ပဏီအမည်/ကမကထပြုသူ	-	Peninsula Yangon Limited U Theim Wai @ Mr. Serge Pun	Meeyahta Development Ltd. U Theim Wai @ Mr. Serge Pun
	အဖွဲ့အစည်းပုံသဏ္ဍာန်	-	ရာခိုင်နှုန်းပြည့် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု Peninsula Yangon Holdings Pte. Ltd. (Singapore) 99.9% Peninsula Yangon Holdings (BVI) Ltd. (British Virgin Islands) 0.1 %	ဖက်စပ် နိုင်ငံခြား ရင်းနှီးမြှုပ်နှံမှု Yoma Strategic Investments Ltd. (Singapore) ၄၈ % First Myanmar Investment Co., Ltd. (Myanmar) ၁၂ % MMJ Yangon Development Pte. Ltd. (Singapore) ၃၀ % International Finance Corporation (United State America) ၅ % Asian Develop ment Bank (Philippine) ၅ %
	လုပ်ငန်းအမျိုးအစား	-	BOT စနစ်ဖြင့် မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ် ဝန်ဆောင်မှု လုပ်ငန်း	BOT စနစ်ဖြင့် ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့်လူနေ အိမ်ခန်းများ၊ စီးပွားရေး လုပ်ငန်း၊ ဟိုတယ်နှင့် စျေးဝယ် စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်း လုပ်ငန်း
၂။	တည်နေရာ မြေပိုင်ရှင် မြေအကျယ်အဝန်း		ရန်ကုန်တိုင်းဒေသကြီး၊ ဒဂုံမြို့နယ်၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း နှင့် ဆူးလေဘုရားလမ်းထောင့် ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ မြန်မာ့မီးရထားပိုင် စုစုပေါင်း မြေဧရိယာ ၉.၆၈ ဧက အနက် မြေ ဧရိယာ ၃.၃၂ ဧက (၁၃၄၈၈ စတုရန်းမီတာ)	ရန်ကုန်တိုင်းဒေသကြီး၊ ဒဂုံမြို့နယ်၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း နှင့် ဆူးလေဘုရားလမ်းထောင့် ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ မြန်မာ့မီးရထားပိုင် စုစုပေါင်း မြေဧရိယာ ၉.၆၈ ဧက အနက် မြေ ဧရိယာ ၆.၃၆ ဧက (၂၅၆၈၉ စတုရန်းမီတာ)
၃။	မြေ ငှားရမ်းခ(တစ်နှစ်)	-	တစ်စတုရန်းမီတာလျှင် US$ ၂၄ နှုန်း(တည်ဆောက်ရေး ကာလအတွင်း) တစ်စတုရန်းမီတာလျှင် US$ ၄၂.၂၄ နှုန်း (လုပ်ငန်း စတင်ပြီးနောက်)	တစ်စတုရန်းမီတာလျှင် US$ ၂၄ နှုန်း(တည်ဆောက်ရေး ကာလအတွင်း) တစ်စတုရန်းမီတာလျှင် US$ ၁၈ နှုန်း (လုပ်ငန်း စတင်ပြီးနောက်)

MDLmemo

<table>
<tr><th>စဉ်</th><th>အကြောင်းအရာ</th><th></th><th>Peninsula Yangon Limited</th><th>Meeyahta Development Ltd.</th></tr>
<tr><td>၄။</td><td>လုပ်ငန်းသက်တမ်း</td><td>-</td><td>၇၂ နှစ် (၁-၁-၁၉၉၈ မှ စတင်၍)</td><td>၇၂ နှစ်</td></tr>
<tr><td>၅။</td><td>တည်ဆောက်ရေးကာလ</td><td>-</td><td>၄၂ လ</td><td>၄၈ လ</td></tr>
<tr><td>၆။</td><td>စုစုပေါင်းမတည်ငွေရင်း</td><td>-</td><td>US$ ၁၄၄.၀၀ သန်း
<table>
<tr><th>စဉ်</th><th>အမျိုးအမည်</th><th>မတည်ငွေရင်း</th></tr>
<tr><td>က</td><td>Hard Development Cost</td><td>၁၁၆.၄၂</td></tr>
<tr><td>ခ</td><td>Pre-opening Costs</td><td>၄.၈၇</td></tr>
<tr><td>ဂ</td><td>Hotel Cars</td><td>၀.၆၀</td></tr>
<tr><td>ဃ</td><td>Soft Costs of Development, including Consulting fees and other contingencies</td><td>၂၂.၁၁</td></tr>
<tr><td></td><td>စုစုပေါင်း</td><td>၁၄၄.၀၀</td></tr>
</table>
</td><td>US$ ၅၇၄.၁၀ သန်း
နိုင်ငံသား ထည့်ဝင်မှု - US$ ၂၈.၇၁ သန်း (၂၀ %)
နိုင်ငံခြား ထည့်ဝင်မှု - US$ ၅၄၅.၃၉ သန်း (၈၀ %)
<table>
<tr><th rowspan="2">အမျိုးအမည်</th><th colspan="2">မတည်ငွေရင်း</th><th rowspan="2">စုစုပေါင်း</th></tr>
<tr><th>နိုင်ငံခြား</th><th>နိုင်ငံသား</th></tr>
<tr><td>Imported machinery, equipment</td><td>၃၄၉.၉၈</td><td>၁၅.၉၀</td><td>၃၆၅.၈၈</td></tr>
<tr><td>Other Cost</td><td>၁၄၇.၃၁</td><td>၁၂.၈၁</td><td>၁၆၀.၁၂</td></tr>
<tr><td>Financing Cost</td><td>၃၄.၇၉</td><td></td><td>၃၄.၇၉</td></tr>
<tr><td>Pre-opening expenses and Land related fees</td><td>၁၃.၃၁</td><td></td><td>၁၃.၃၁</td></tr>
<tr><td>စုစုပေါင်း</td><td>၅၄၅.၃၉</td><td>၂၈.၇၁</td><td>၅၇၄.၁၀</td></tr>
</table>
- International Finance Corporation နှင့် Asian Development Bank တို့ထံမှ လိုအပ်ပါက အမေရိကန်ဒေါ်လာ ၁၃၅.၀၀ သန်း အထက် ချေးငွေ ရယူဆောင်ရွက်မည် ဖြစ်ကြောင်း နှင့် မြန်မာနိုင်ငံတော် ဗဟိုဘဏ်၏ လမ်းညွှန်ချက်အတိုင်း လိုက်နာမည် ဖြစ်ကြောင်းတင်ပြထားပါသည်။</td></tr>
</table>

စဉ်	အကြောင်းအရာ		Peninsula Yangon Limited	Meeyahta Development Ltd.
၇။	ဝန်ထမ်းအင်အား ပြည်တွင်း ပြည်ပ	- - -	**၂၁၂ ဦး** ၂၁၀ ဦး (ပြည်တွင်းဝန်ထမ်းတစ်ဦး၏ အနိမ့်ဆုံး လစာမှာ တစ်လလျှင် ကျပ် ၁၉၃,၀၀၀ နှင့် အမြင့်ဆုံး လစာမှာ တစ်လလျှင် ကျပ် ၁၄,၄၇၅,၀၀၀ ဖြစ်ပါသည်။) ၂ ဦး (ပြည်ပ ဝန်ထမ်းတစ်ဦး၏ အနိမ့်ဆုံး လစာမှာ တစ်လလျှင် US$ ၉၅၇၀ နှင့် အမြင့်ဆုံး လစာမှာ တစ်လလျှင် US$ ၁၁,၉၆၃ ဖြစ် ပါသည်။)	**၄၀၇ ဦး** ၃၉၆ ဦး (ပြည်တွင်းဝန်ထမ်းတစ်ဦး၏ အနိမ့်ဆုံး လစာမှာ တစ်လလျှင် ကျပ် ၁၄၅,၂၀၀ နှင့် အမြင့်ဆုံး လစာမှာ တစ်လလျှင် ကျပ် ၆,၀၅၀,၀၀၀ ဖြစ်ပါသည်။) ၁၁ ဦး (ပြည်ပ ဝန်ထမ်းတစ်ဦး၏ အနိမ့်ဆုံး လစာမှာ တစ်လလျှင် US$ ၅,၀၀၀ နှင့် အမြင့်ဆုံး လစာမှာ တစ်လလျှင် US$ ၁၅,၀၀၀ ဖြစ်ပါသည်။)
၈။	ကုမ္ပဏီ၏ ဝင်ငွေ (၆ နှစ်မြောက်)	-	US$ ၁၉.၅၀ သန်း	US$ ၇၉.၂၅ သန်း
၉။	အသားတင်အမြတ် (၆ နှစ်မြောက်)	-	US$ ၁.၈၂ သန်း	US$ ၈.၇၆ သန်း
၁၀။	လျှပ်စစ်ဓါတ်အားသုံးစွဲမှု	-	၆၃၅၃၀၇၇ Kwh	၂၃၄၀၀ KVA
၁၁။	နိုင်ငံတော်မှရရှိမည့်အကျိုးအမြတ် (၆ နှစ်မြောက်) ဝင်ငွေခွန် ကုန်သွယ်လုပ်ငန်းခွန် အရင်းကြေကာလ အရင်းအနှီးအပေါ် အကျိုးအမြတ် ပြန်ပေါ်နှုန်း (IRR)	 - - - -	 US$ ၀.၇၁ သန်း US$ ၀.၉၈ သန်း ၃၃ နှစ် ၂.၇၀ %	 US$ ၄.၇၇ သန်း US$ ၃.၉၆ သန်း ၂၀ နှစ် ၆.၈၈ %
၁၂။	ငွေကြေးအထောက်အထား	-	(က) ဘဏ် အထောက်အထားအဖြစ် OCBC Bank ၌ Peninsula Yangon Holdings Pte., Ltd. အမည်ဖြင့် ငွေစာရင်း ဖွင့်လှစ်ထားပြီး US$ ၉၅၈,၆၀၈.၁၀ ရှိကြောင်း OCBC Bank မှ (၂၁-၁၀-၂၀၁၆)ပါ စာဖြင့် ထောက်ခံ တင်ပြထားပါသည်။ HSBC Bank ၌ Peninsula International Investment Holdings Limited အမည်ဖြင့် ၂၅-၁-၂၀၁၆ နေ့ ငွေလက်ကျန် US$ ၁,၀၁၆,၃၇၈ ရှိကြောင်း တင်ပြထားပါသည်။	(က)ဘဏ် အထောက်အထားအဖြစ် International Finance Corporation နှင့် Asian Development Bank တို့မှ အစုရှယ်ယာ ထည့်ဝင်၍ လုပ်ငန်းဆောင်ရွက်မည် ဖြစ်ကြောင်း တင်ပြထားပါသည်။

၁၃။	အခြားတင်ပြချက်	-	(က)လုပ်ငန်း ဆောင်ရွက်မည့် နေရာတွင် မြေပိုင်ရှင်ဖြစ်သည့်မြန်မာ့မီးရထားထံမှMeeyahta International Hotel Limited မှ မြေငှားရမ်း ဆောင် ရွက်မည် ဖြစ်ပြီး Peninsula Hotel လုပ်ငန်း ဆောင်ရွက်မည့် ကုမ္ပဏီမှာ Peninsula Yangon Ltd. ဖြစ်ကြောင်း တင်ပြထားပါသဖြင့် MIHL မှ PYL သို့ ထပ်ဆင့် မြေငှားရမ်းခြင်းဖြစ်ပါသည်။ထို့အတွက် Deed of Assignment တင်ပြထားပါသည်။ (ခ) Deed of Assignment ချုပ်ဆိုရေးထိုးရန်အတွက် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး သဘောထားမှတ်ချက်တောင်းခံထားကြောင်း မြန်မာ့မီးရထားမှ တင်ပြထားပါသည်။ (ဂ) ပြည်ပမှ လူစီးယာဉ် BMW(၆)စီးအား အခွန်အကောက် ပေးဆောင်၍ တင်သွင်းမည်ဖြစ်ကြောင်း တင်ပြထားပါသည်။ (ဃ)လျှပ်စစ်ဓါတ်အား ပမာဏ လစဉ် ၅၂၉၄၂၃ Kwh သုံးစွဲရမည်ဖြစ်ပြီး ဓါတ်အား မရရှိသည့်အချိန်တွင် Generators ထားရှိမည်ဟု တင်ပြထားပါသည်။	(က)လုပ်ငန်း ဆောင်ရွက်မည့် နေရာတွင် မြေပိုင်ရှင် ဖြစ်သည့်မြန်မာ့မီးရထားထံမှMeeyahta International Hotel Limited မှ မြေငှားရမ်း ဆောင်ရွက်မည် ဖြစ်ပြီး Redevelopment လုပ်ငန်း ဆောင်ရွက်မည့် ကုမ္ပဏီမှာ Meeyahta Development Ltd. ဖြစ်ကြောင်း တင်ပြထားပါသဖြင့် MIHL မှ MDL သို့ ထပ်ဆင့် မြေငှားရမ်းခြင်း ဖြစ်ပါသည်။ ထို့အတွက် Deed of Assignment တင်ပြထားပါသည်။ (ခ) Deed of Assignment ချုပ်ဆိုရေးထိုးရန်အတွက် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး သဘောထားမှတ်ချက် ရယူထားသည့် အထောက်အထား တင်ပြနိုင်ခြင်း မရှိသေးပါ။ (ဂ) ပြည်ပမှ ဆောက်လုပ်ရေး လုပ်ငန်းသုံး ပစ္စည်းများ တန်ဖိုး US$ ၃၄၉.၉၉ သန်း ရှိ ပစ္စည်းများ တင်သွင်းလိုကြောင်း တင်ပြထားပါသည်။ (ဃ)ဖက်စပ်စာချုပ်(မူကြမ်း) တင်ပြထားပါသည်။
၁၄။	စိစစ်တင်ပြချက်		(က)တည်ဆောက်ရေးကာလမှာ ၄၂ လဟု ဖော်ပြထားပြီး လုပ်ငန်း ဆောင်ရွက်မည့် မြန်မာ့မီးရထားရုံးချုပ် အဆောက်အဦ အဟောင်း(အနီ)အား Renovate ပြုလုပ်ခြင်းသာ ဖြစ်ပါသည်။ (ခ) Peninsula Yangon Holdings Pte. Ltd. (Singapore) ထံမှ Shareholder Loan ရယူ၍ လုပ်ငန်းဆောင်ရွက်မည်ဖြစ်ပါသည်။ Shareholder Loan Agreement တင်ပြထားပါသည်။	(က)Car Parking တွင် ကားစီးရေ ၁၂၅၃ စီး ထားရှိနိုင်ကြောင်း တင်ပြထားပါသည်။ (ခ) ဖက်စပ်ရင်းနှီးမြှုပ်နှံမှုတွင် အောက်ပါ ကုမ္ပဏီများမှ ထည့်ဝင်မည်ဟု တင်ပြထားပါသည်- - Yoma Strategic Investments Ltd. (Singapore) ၄၈ % - First Myanmar Investment Co., Ltd. (Myanmar) ၁၂ %

			- MMJ Yangon Development Pte. Ltd. ၃၀% (Singapore) - International Finance Corporation ၅% (United State America) - Asian Develop ment Bank ၅% (Philippine)
၁၅။	စိစစ်တွေ့ရှိချက်		(က)လုပ်ငန်း စတင်ပြီးနောက် မြေငှားရမ်းခနှုန်းထားမှာ အဆောက်အဦ၏ ကြမ်းခင်းဧရိယာအပေါ် တစ်နှစ် တစ်စတုရန်းမီတာလျှင် အမေရိကန် ဒေါ်လာ ၁၈ နှုန်းဖြင့်လည်းကောင်း ၊ အမေရိကန် ဒေါ်လာ ၄၂.၂၄ နှုန်းဖြင့် လည်းကောင်း Renovate နှင့် တည်ဆောက်ရေးကာလတွင် တစ်နှစ် တစ်စတုရန်းမီတာလျှင် အမေရိကန် ဒေါ်လာ ၂၄ နှုန်းဖြင့်လည်းကောင်း ပေးချေရမည် ဖြစ်ပါသည်။ အဆိုပါ မြေငှားရမ်းခနှုန်းထားများအား ကော်မရှင်နှင့် ပြည်ထောင်စုရှေ့နေချုပ်ရုံးတို့ထံ သဘောထားမှတ်ချက်များ တောင်းခံရယူခဲ့ပြီး ဈေးနှုန်း သတ်မှတ်ခဲ့ခြင်း ဖြစ်ပါသည်။ (ခ) မြန်မာ့မီးရထားမှ Meeyahta International Hotel Limited. (MIHL)၏ ကြယ်ငါးပွင့် ဟိုတယ် တည်ဆောက်ခြင်းနှင့် ခေတ်မီရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်မည့် Redevelopment စီမံကိန်းနှင့် ပတ်သက်၍ BOT စနစ်ဖြင့် မြေငှား စာချုပ်များအား ကြိုတင် လက်မှတ်ရေးထိုး ခွင့်ပြုပါရန် ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေး ဝန်ကြီးဌာနမှတစ်ဆင့် ၂၀၁၆ ခုနှစ် ဇွန်လ ၂၉ ရက်နေ့ပါစာဖြင့် တင်ပြလာခြင်းအား ၂၀၁၆ ခုနှစ် ဇူလိုင်လ ၈ ရက်နေ့တွင် ကျင်းပသော ကော်မရှင်၏ (၁၃/၂၀၁၆) အစည်းအဝေး၌ တင်ပြ ဆွေးနွေးခဲ့ပြီး ကြိုတင် လက်မှတ် ရေးထိုး ခွင့်ပြုခဲ့ပြီး ဖြစ်ပါ၍ 2016 Build Operate and Transfer Contract No.1 (International Hotel Project), 2016 Build Operate and Transfer Contract No.2(Land Mark Project), 2016 Master Land Lease No.1(International Hotel Project) နှင့် 2016 Master Land Lease No.2 (Landmark Project)စာချုပ်များအား ၂၀၁၆ ခုနှစ် ဇူလိုင်လ ၂၃ ရက်နေ့တွင် လက်မှတ်ရေးထိုးပြီး ဖြစ်ပါသည်။ (ဂ) မြေအသုံးချမှုပရီမီယံကြေးအဖြစ် အမေရိကန် ဒေါ်လာ ၉,၀၀၀,၀၀၀ အား အောက်ပါအတိုင်း ပေးချေရမည် ဖြစ်ပါသည်- (၁) ပထမအရစ်အဖြစ် စာချုပ် လက်မှတ် ရေးထိုးသည့်နေ့မှ ၂၈ရက် အတွင်း အမေရိကန်ဒေါ်လာ၃.၆၀ သန်း (၂) ဒုတိယအရစ်အဖြစ် ပထမအရစ် ပေးသွင်းသည့် ရက်စွဲမှ ၂ နှစ်ထက် နောက်မကျစေဘဲ အမေရိကန် ဒေါ်လာ ၂.၇၀ သန်း (၃) တတိယအရစ်အဖြစ် ဒုတိယအရစ် ပေးသွင်းသည့် ရက်စွဲမှ ၁ နှစ်ထက် နောက်မကျစေဘဲ အမေရိကန် ဒေါ်လာ ၂.၇၀ သန်း

နောက်ဆက်တွဲ(က)



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
တိုင်းဒေသကြီးအစိုးရအဖွဲ့
ရန်ကုန်တိုင်းဒေသကြီး

စာအမှတ်၊ ၃ / ၆ - ၃ (၇) / တိုင်းရင်းသား
ရက်စွဲ၊ ၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာ လ ၉ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အမှတ်(၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်

အကြောင်းအရာ။ **သဘောထားမှတ်ချက်တောင်းခံလာခြင်းကိစ္စ**

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၈. ၁၀. ၂၀၁၆)ရက်စွဲပါစာအမှတ်၊ မရက-၄/န-၀၆၈/၂၀၁၆(၉၆၇)

၁။ ရာခိုင်နှုန်းပြည့်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Peninsula Yangon Ltd. တည်ထောင်ကာ ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ (၉. ၆၈)ဧကအနက် မြေဧရိယာ (၃. ၃၂)ဧကတွင် BOT စနစ်ဖြင့် နိုင်ငံတကာအဆင့်မီ ကြယ်ငါးပွင့်အဆင့်ရှိ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းအား နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် ရင်းနှီးမြှုပ်နှံသူ ဦးသိမ်းဝေ(ခ)Serge Pun မှ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် တင်ပြလာမှုအပေါ် သဘောထားမှတ်ချက်ပြန်ကြားပေးနိုင်ပါရန် ရည်ညွှန်းပါစာဖြင့် ညှိနှိုင်းမေတ္တာရပ်ခံလာပါသည်။

၂။ အဆိုပါကိစ္စနှင့်စပ်လျဉ်း၍ (၃. ၁၁. ၂၀၁၆)ရက်နေ့ တွင် ကျင်းပပြုလုပ်သော ရန်ကုန်တိုင်းဒေသကြီး အစိုးရအဖွဲ့ အစည်းအဝေးအမှတ်စဉ် (၃၀/၂၀၁၆)၊ ဆုံးဖြတ်ချက်အပိုဒ် (၄၃)အရ ကန့်ကွက်ရန်မရှိပါကြောင်း တင်ပြအပ်ပါသည်။

ဝန်ကြီးချုပ် (ကိုယ်စား)
(နော်ပန်းသဉ္ဇာမျိုး၊ ကရင်တိုင်းရင်းသားလူမျိုးရေးရာဝန်ကြီး)

မိတ္တူကို

ရန်ကုန်တိုင်းဒေသကြီးကရင်တိုင်းရင်းသားလူမျိုးရေးရာဝန်ကြီး
ရန်ကုန်အနောက်ပိုင်းခရိုင်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
ပန်းဘဲတန်းမြို့နယ်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
Peninsula Yangon Ltd.
လက်ခံစာတွဲ/မျှောစာတွဲ

D/2016/Cabinet/30.,(5)

နောက်ဆက်တွဲ(က)



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
တိုင်းဒေသကြီးအစိုးရအဖွဲ့
ရန်ကုန်တိုင်းဒေသကြီး

စာအမှတ်၊ ၃ / ၆ - ၃ (၇) / တိုင်းရင်းသား
ရက်စွဲ၊ ၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာ လ ၉ ရက်

UM3-7458
10/11

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အမှတ်(၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်

အကြောင်းအရာ။ **သဘောထားမှတ်ချက်တောင်းခံလာခြင်းကိစ္စ**

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၈. ၁၀. ၂၀၁၆)ရက်စွဲပါစာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆(၉၆၂)

၁။ ဖက်စပ်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Meeyahta Development Ltd. တည်ထောင်ကာ ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ (၉. ၆၈)ဧကအနက် မြေဧရိယာ (၆. ၃၆)ဧကတွင် BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းအား နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် ရင်းနှီးမြှုပ်နှံသူ ဦးသိမ်းဝေ(ခ)Serge Pun မှ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် တင်ပြလာမှုအပေါ် သဘောထားမှတ်ချက်ပြန်ကြားပေးနိုင်ပါရန် ရည်ညွှန်းပါစာဖြင့် ညှိနှိုင်းမေတ္တာရပ်ခံလာပါသည်။

၂။ အဆိုပါကိစ္စနှင့်စပ်လျဉ်း၍ (၃. ၁၁. ၂၀၁၆)ရက်နေ့ တွင် ကျင်းပပြုလုပ်သော ရန်ကုန်တိုင်းဒေသကြီး အစိုးရအဖွဲ့ အစည်းအဝေးအမှတ်စဉ် (၃၀/၂၀၁၆)၊ ဆုံးဖြတ်ချက်အပိုဒ် (၄၉)အရ ကန့်ကွက်ရန်မရှိပါကြောင်း တင်ပြအပ်ပါသည်။

ဝန်ကြီးချုပ် (ကိုယ်စား)
(နော်ပန်းသဉ္ဇာမြိုး၊ ကရင်တိုင်းရင်းသားလူမျိုးရေးရာဝန်ကြီး)

မိတ္တူကို

ရန်ကုန်တိုင်းဒေသကြီးကရင်တိုင်းရင်းသားလူမျိုးရေးရာဝန်ကြီး
ရန်ကုန်အနောက်ပိုင်းခရိုင်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
ပန်းဘဲတန်းမြို့နယ်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
Meeyahta Development Ltd.
လက်ခံစာတွဲ/မျှောစာတွဲ

D/2016/Cabinet/30.,(6)

နောက်ဆက်တွဲ(ခ)



ရင်းနှီးမြှုပ်နှံမှုဌာနဆိုင်ရာပူးပေါင်းလုပ်ငန်းအဖွဲ့
ရန်ကုန်မြို့
စာအမှတ်၊ဝဝ၁/ MIC(OSS) /ဝ၁(၂၄၀ / ၁၆)
ရက်စွဲ၊ ၂ဝ၁၆ ခုနှစ် နိုဝင်ဘာလ ၈ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

အကြောင်းအရာ။ **Peninsula Yangon Ltd. မှ B.O.T စနစ်ဖြင့် မြေငှားရမ်း၍ နိုင်ငံတကာအဆင့်မီ ကြယ်ငါးပွင့်အဆင့်ရှိ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်း အားဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြလာခြင်းကိစ္စနှင့် ပတ်သက်၍ သဘောထားမှတ်ချက်ပြန်ကြားခြင်း**

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၁၈-၁ဝ-၂ဝ၁၆ ရက်စွဲပါစာအမှတ်၊ မရက-၄/ န-ဝ၆၈/ ၂ဝ၁၆(၉၆၁)

၁။ ရာခိုင်နှုန်းပြည့်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Peninsula Yangon Ltd. မှ ပို့ဆောင်ရေး နှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနပိုင် ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရား လမ်းနှင့်ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိစုစုပေါင်းမြေဧရိယာ (၉.၆၈)ဧကအနက်မြေဧရိယာ (၃.၃၂)ဧကတွင် B.O.T စနစ်ဖြင့်မြေငှားရမ်း၍ နိုင်ငံတကာအဆင့်မီကြယ်ငါးပွင့်အဆင့်ရှိ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းအား နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြု ပါရန်တင်ပြလာခြင်းကိစ္စနှင့်ပတ်သက်၍ စီစစ်ပြီး သဘောထားမှတ်ချက်ပြန်ကြားပေးပါရန် ရည်ညွှန်းပါစာဖြင့် အကြောင်းကြားလာပါသည်။

၂။ ပူးတွဲပေးပို့လာသောအဆိုပြုလွှာတွင် ရင်းနှီးမြှုပ်နှံမှုကာလမှာ ကနဦးနှစ် (၅ဝ) ဖြစ် ကြောင်း၊ တည်ဆောက်ရေးကာလမှာ (၄၂)လဖြစ်ကြောင်း၊ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အခန်း(၈၈)ခန်းပါ အထပ်(၃)ထပ်အဆောက်အဦအား ရှေးမူမပျက်ပြုပြင်၍ ကြယ်ငါးပွင့် ဟိုတယ်တည်ဆောက်ပြီးလုပ်ငန်းများဆောင်ရွက်သွားမည်ဖြစ်ကြောင်း၊ ကားပါကင်(၁၂၅၃) နေရာပါရှိမည်ဖြစ်ကြောင်း၊ လုပ်သားများသက်သာချောင်ချိရေးနှင့်လုပ်ငန်းခွင်သာယာရေး အစီအစဉ်များ၊ မီးဘေးအန္တရာယ်ကာကွယ်ရေးအစီအမံများကိုလည်းထားရှိ ဆောင်ရွက်သွား မည်ဖြစ်ကြောင်း၊ လုပ်ငန်းခွင်ဆိုင်ရာ နည်းပညာသင်တန်းများပေးခြင်း ဆောင်ရွက်သွားမည်

ဖြစ်ကြောင်း၊ လုပ်ငန်းမှရရှိလာမည့်အသားတင်အမြတ်ငွေ၏ (၂%)ကို လူမှုရေးဆိုင်ရာတာဝန်ခံဆောင်ရွက်မှု (Corporate Social Responsibility-CSR) လုပ်ငန်းများတွင်ထည့်ဝင်အသုံးပြုသွားမည်ဖြစ်ကြောင်းဖော်ပြပါရှိပါသည်။ သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးနှင့်ပတ်သက်၍ နိုင်ငံတော်မှချမှတ်ထားသောသဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းစောင့်ရှောက်ရေးပြဋ္ဌာန်းချက်နှင့်ထုတ်ပြန်ချက်များ၊ ညွှန်ကြားချက်များကိုအတိအကျလိုက်နာဆောင်ရွက်သွားမည်ဖြစ်ကြောင်းနှင့် လူမှုပတ်ဝန်းကျင်ဆိုင်ရာနယ်ပယ်တိုင်းတာခြင်းအစီရင်ခံစာ (Environmental &Social Scoping Report)ပူးတွဲဖော်ပြပါရှိပါသည်။

၃။ Peninsula Yangon Ltd. မှ တည်ဆောက်ရေးလုပ်ငန်းများဆောင်ရွက်ရာတွင် မြေတူးခြင်း၊ မြေသားပြုပြင်ဖော်ထုတ်ခြင်းလုပ်ငန်းများမှ ထွက်ရှိလာမည့်မြေသားအမှုန်အမွှားများ၊ ဖုန်မှုန့်များကြောင့်မြေထုနှင့်လေထုညစ်ညမ်းခြင်း၊ တည်ဆောက်ရေးလုပ်ငန်းသုံး ယာဉ်ယန္တရားများမှထွက်ရှိလာမည့်စက်ဆီ၊ချောဆီ၊အမဲဆီများနှင့်ဆူညံသံများကြောင့် ပတ်ဝန်းကျင်ညစ်ညမ်းခြင်း၊ လုပ်ငန်းဆောင်ရွက်မည့်အဆောက်အဦအနေဖြင့် ရန်ကုန်မြို့ပြအမွေအနှစ်ထိန်းသိမ်းရေးအဆောက်အဦအမျိုးအစားအတွင်းပါဝင်နေသည့် ရှေးဟောင်းအဆောက်အဦတစ်ခုဖြစ်ခြင်း၊ တည်ဆောက်ရေးလုပ်ငန်းဆောင်ရွက်စဉ်အနီးပတ်ဝန်းကျင်ရှိ လူနေအဆောက်အဦများ၊ အခြားသောလမ်းတံတားများအကြောင်းအမျိုးမျိုးကြောင့်ထိခိုက်မှုများဖြစ်ပေါ်လာနိုင်ပါသည်၊ ဟိုတယ်(Hotel)လုပ်ငန်းများမှထွက်ရှိလာမည့် စွန့်ပစ်ပစ္စည်းများ၊ အမှိုက်များနှင့်စွန့်ပစ်ရေဆိုးများကြောင့်ပတ်ဝန်းကျင်ရေထု၊ လေထု၊ မြေထုညစ်ညမ်းခြင်း စသည့်ပတ်ဝန်းကျင်ဆိုင်ရာထိခိုက်မှုပြဿနာများဖြစ်ပေါ်စေနိုင်ပါသည်။

၄။ သို့ဖြစ်ပါ၍ Peninsula Yangon Ltd. B.O.T စနစ်ဖြင့် မြေငှားရမ်း၍ မူလအဆောက်အဦအဟောင်းကိုရှေးမူမပျက်ပြန်လည်ပြုပြင်၍ ဟိုတယ်လုပ်ငန်းဆောင်ရွက်ခွင့်ပြုပါရန်တင်ပြလာခြင်းကိစ္စနှင့်ပတ်သက်၍ အောက်ပါအတိုင်းသဘောထားမှတ်ချက်ပြန်ကြားအပ်ပါသည်-

(က) အဆိုပြုလုပ်ငန်းများကြောင့်ဖြစ်ပေါ်လာနိုင်သည့် ပတ်ဝန်းကျင်၊ လူမှုရေးနှင့်ကျန်းမာရေးထိခိုက်ပျက်စီးမှုများကိုလျော့နည်းစေရန်အတွက် လုပ်ငန်းဆိုင်ရာအချက်အလက်များကို ပြည့်စုံစွာဖော်ပြပြီး လုပ်ငန်းဆောင်ရွက်ရာတွင်ပတ်ဝန်းကျင်ထိခိုက်မှုအနည်းဆုံးဖြစ်စေမည့် နည်းစနစ်များအား အသုံးပြုရန်နှင့် အဆိုပြုလွှာတွင် ဖော်ပြထားသည့် လူမှုရေးဆိုင်ရာအကျိုးပြုလုပ်ငန်းများ

တာဝန်ခံဆောင်ရွက်မှု(Corporate Social Responsibility-CSR)အတွက် အသားတင်အမြတ်ငွေ၏(၂%)အား အသုံးပြုခြင်းအပါအဝင် ကတိကဝတ်များအားလိုက်နာအကောင်အထည်ဖော်ဆောင်ရွက်ရန်။

(ခ) အဆိုပြုလုပ်ငန်းများကြောင့် ပတ်ဝန်းကျင်နှင့်လူမှုရေးမထိခိုက်စေရေး (သို့မဟုတ်) ထိခိုက်မှုအနည်းဆုံးဖြစ်စေရေးတို့အတွက် အဆိုပြုလွှာတွင် ပူးတွဲ တင်ပြထားသည့်ရေးဆွဲဆောင်ရွက်ပြီး လူမှုပတ်ဝန်းကျင်ဆိုင်ရာနယ်ပယ်တိုင်းတာခြင်းအစီရင်ခံစာ (Environmental & Social Scoping Report)နှင့်အတူ **လူမှုပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်း (Environmental & Social Impact Assessment- ESIA)** ကို ပြည့်စုံစွာဆောင်ရွက်ပြီး ပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်းဆိုင်ရာလုပ်ထုံးလုပ်နည်းပါ အချက်အလက်များနှင့်အညီ အစီရင်ခံစာရေးဆွဲတင်ပြရန်။

(ဂ) အထက်ပါလေ့လာဆန်းစစ်မှုရလဒ်များကို အခြေခံ၍ ပတ်ဝန်းကျင်နှင့်လူမှုရေးထိခိုက်မှုမဖြစ်ပေါ်စေရေး (သို့မဟုတ်) ထိခိုက်မှုအနည်းဆုံးဖြစ်စေသည့် လုပ်ငန်းဆောင်ရွက်မည့် အစီအစဉ်၊ စွန့်ပစ်ပစ္စည်း / စွန့်ပစ်အရည်စီမံခန့်ခွဲမှု အစီအစဉ်၊ စောင့်ကြပ်ကြည့်ရှုစစ်ဆေးမည့်အစီအစဉ်၊ ပတ်ဝန်းကျင်ထိခိုက်မှုလျော့ပါးစေရေးဆောင်ရွက်မည့် လုပ်ငန်းများအတွက် သုံးစွဲမည့်ရန်ပုံငွေ စသည်တို့ပါဝင်သည့် **ပတ်ဝန်းကျင်စီမံခန့်ခွဲမှုအစီအစဉ်** (**Environmental Management Plan – EMP**)အား ပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်းဆိုင်ရာ လုပ်ထုံးလုပ်နည်းပါ အချက်အလက်များနှင့်အညီ ရေးဆွဲတင်ပြရန်နှင့်စီမံချက်ပါအတိုင်း အကောင်အထည်ဖော်ဆောင်ရွက်ရန်။

(ဃ) ပြဋ္ဌာန်းထားသည့် ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဥပဒေ၊ နည်းဥပဒေ၊ လုပ်ထုံးလုပ်နည်းများ၊ အမျိုးသားပတ်ဝန်းကျင်ဆိုင်ရာအရည်အသွေး(ထုတ်လွှတ်မှု) လမ်းညွှန်ချက်များနှင့်အညီ လိုက်နာဆောင်ရွက်ရန်။

(င) မြို့တော်စည်ပင်သာယာရေးအဖွဲ့ဧရိယာအတွင်းဖြစ်၍ မြို့တော်စည်ပင်သာယာ၏ ခွင့်ပြုချက်/ လမ်းညွှန်ချက်များနှင့်အညီလိုက်နာဆောင်ရွက်ရန်။

(စ) ရှေးဟောင်းအဆောက်အဦများပြုပြင်ထိန်းသိမ်းခြင်းဆိုင်ရာကာကွယ်ထိန်းသိမ်းခြင်းအစီရင်ခံစာများရေးဆွဲပြီး အစီအမံအတိုင်းလိုက်နာဆောင်ရွက်သွားရန်။

(ဆ) သက်ဆိုင်ရာတိုင်းဒေသကြီးအစိုးရအဖွဲ့၏ ကြီးကြပ်ကွပ်ကဲမှုဖြင့် ဒေသခံပြည်သူများ၏ဆန္ဒနှင့်သဘောထားများ ရယူဆောင်ရွက်ရန်။

ခင်သီတာတင်
၈/၁၁/၂၀၁၄

(ခင်သီတာတင်)
ညွှန်ကြားရေးမှူး
ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဦးစီးဌာန
ရန်ကုန်တိုင်းဒေသကြီး

မိတ္တူကို

ပြည်ထောင်စုဝန်ကြီးရုံး
သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန
ညွှန်ကြားရေးမှူးချုပ်၊ သစ်တောဦးစီးဌာန
ဦးဆောင်ညွှန်ကြားရေးမှူး၊ မြန်မာ့သစ်လုပ်ငန်း
ညွှန်ကြားရေးမှူးချုပ်၊ ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဦးစီးဌာန
ညွှန်ကြားရေးမှူး၊ ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဦးစီးဌာန၊ ရန်ကုန်တိုင်းဒေသကြီး
ရုံးလက်ခံ

နောက်ဆက်တွဲ(ခ)



ရင်းနှီးမြှုပ်နှံမှုဌာနဆိုင်ရာပူးပေါင်းလုပ်ငန်းအဖွဲ့
ရန်ကုန်မြို့
စာအမှတ်၊၀၀၁/ MIC(OSS) /၀၁(၂၄၁ / ၁၆)
ရက်စွဲ၊ ၂၀၁၆ ခုနှစ် နိုဝင်ဘာလ ၈ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

အကြောင်းအရာ။ **Meeyahta Development Ltd. မှ B.O.T စနစ်ဖြင့် မြေငှားရမ်း၍ ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ လုပ်ငန်းများပါဝင်သည့် Redevelopment စီမံကိန်းလုပ်ငန်းကို ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြလာခြင်းကိစ္စနှင့် ပတ်သက်၍ သဘောထားမှတ်ချက်ပြန်ကြားခြင်း**

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၁၇-၁၀-၂၀၁၆ ရက်စွဲပါစာအမှတ်၊ မရက-၄/ န-၀၇၄/ ၂၀၁၆(၉၆၀)

၁။ ဖက်စပ်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Meeyahta Development Ltd.မှ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနပိုင် ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့်ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိစုစုပေါင်းမြေဧရိယာ (၉.၆၈)ဧကအနက်မြေဧရိယာ (၆.၃၆)ဧကတွင် B.O.T စနစ်ဖြင့်မြေငှားရမ်း၍ ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာလုပ်ငန်းများပါဝင်သည့် Redevelopment စီမံကိန်းလုပ်ငန်းကို နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြလာခြင်းကိစ္စနှင့်ပတ်သက်၍ စိစစ်ပြီး သဘောထားမှတ်ချက်ပြန်ကြားပေးပါရန် ရည်ညွှန်းပါစာဖြင့် အကြောင်းကြားလာပါသည်။

၂။ ပူးတွဲပေးပို့လာသောအဆိုပြုလွှာတွင် ရင်းနှီးမြှုပ်နှံမှုကာလမှာ ကနဦးနှစ် (၅၀) ဖြစ်ကြောင်း၊ တည်ဆောက်ရေးကာလမှာ (၄၈)လဖြစ်ကြောင်း၊ စီမံကိန်းတွင် Shopping Mall (Hall Type)(၅)ထပ်အဆောက်အဦ(၁)လုံး၊ Comercial Office Tower(၂၂)ထပ်ပါ အဆောက်အဦ(၂)လုံး၊ ဝန်ဆောင်မှုအခန်း(၉၀)နှင့် ဟိုတယ်အခန်း(၂၈၀)ပါ Business Hotel(၂၆)ထပ် အဆောက်အဦး(၁)၊ စုစုပေါင်းအခန်း(၂၂၇)ခန်းပါ Residential apartments

အဆောက်အဦ(၁)၊ ကားပါကင်(၁၂၅၃)နေရာပါ စုစုပေါင်းအဆောက်အဦ(၅)လုံးဆောက်လုပ်၍ ငှားရမ်းဆောင်ရွက်သွားမည်ဖြစ်ကြောင်း၊ လုပ်သားများသက်သာချောင်ချိရေးနှင့်လုပ်ငန်းခွင် သာယာရေးအစီအစဉ်များ၊ မီးဘေးအန္တရာယ်ကာကွယ်ရေးအစီအမံများကိုလည်း ထားရှိ ဆောင်ရွက်သွားမည်ဖြစ်ကြောင်း၊ လုပ်ငန်းခွင်ဆိုင်ရာနည်းပညာသင်တန်းများပေးခြင်းဆောင် ရွက်သွားမည်ဖြစ်ကြောင်း၊ လုပ်ငန်းမှရရှိလာမည့်အသားတင်အမြတ်ငွေ၏ (၂%)ကို လူမှုရေး ဆိုင်ရာတာဝန်ခံဆောင်ရွက်မှု (Corporate Social Responsibility-CSR) လုပ်ငန်းများ တွင်ထည့်ဝင်အသုံးပြုသွားမည်ဖြစ်ကြောင်းဖော်ပြပါရှိပါသည်။ သဘာဝပတ်ဝန်းကျင်ထိန်း သိမ်းရေးနှင့်ပတ်သက်၍ နိုင်ငံတော်မှချမှတ်ထားသော သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းစောင့် ရှောက်ရေးပြဋ္ဌာန်းချက်နှင့်ထုတ်ပြန်ချက်များ၊ ညွှန်ကြားချက်များကိုအတိအကျလိုက်နာဆောင် ရွက်သွားမည်ဖြစ်ကြောင်းနှင့်လူမှုပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ချက်အကျဉ်းချုပ်ကို (Environmental &Social Impact Assessment – ESIA, Executive Summary) ပူးတွဲ ဖော်ပြပါရှိပါသည်။

၃။ Meeyahta Development Ltd.မှ တည်ဆောက်ရေးလုပ်ငန်းများ ဆောင်ရွက်ရာတွင် မြေတူးခြင်း၊ မြေသားပြုပြင်ဖော်ထုတ်ခြင်းလုပ်ငန်းများမှ ထွက်ရှိလာမည့်မြေသားအမှုန်အမွှား များ၊ ဖုန်မှုန့်များကြောင့် မြေထုနှင့်လေထုညစ်ညမ်းခြင်း၊ တည်ဆောက်ရေးလုပ်ငန်းသုံးယာဉ် ယန္တရားများမှထွက်ရှိလာမည့် စက်ဆီ၊ ချောဆီ၊ အမဲဆီများနှင့် ဆူညံသံများကြောင့် ပတ်ဝန်းကျင်ညစ်ညမ်းခြင်း၊ တည်ဆောက်ရေးလုပ်ငန်းဆောင်ရွက်စဉ် အနီးပတ်ဝန်းကျင်ရှိ လူနေအဆောက်အဦများ၊ အခြားသောလမ်းတံတားများအကြောင်းအမျိုးမျိုးကြောင့် ထိခိုက်မှု များဖြစ်ပေါ်လာနိုင်ပါသည်၊ လုပ်ငန်းများစတင်ဆောင်ရွက်ချိန်တွင် Shopping Mall ၊ ရုံးခန်း နှင့်ဟိုတယ်(Hotel)လုပ်ငန်းများမှထွက်ရှိလာမည့် စွန့်ပစ်ပစ္စည်းများ၊ အမှိုက်များနှင့်စွန့်ပစ် ရေဆိုးများကြောင့် ပတ်ဝန်းကျင်ရေထု၊ လေထု၊ မြေထုညစ်ညမ်းခြင်း စသည့်ပတ်ဝန်းကျင် ဆိုင်ရာထိခိုက်မှုပြဿနာများ ဖြစ်ပေါ်စေနိုင်ပါသည်။

၄။ သို့ဖြစ်ပါ၍ Meeyahta Development Ltd. မှ B.O.T စနစ်ဖြင့် မြေငှားရမ်း၍ ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ လုပ်ငန်းများပါဝင်သည့်Redevelopment စီမံကိန်းလုပ်ငန်းကို ဆောင်ရွက်ခွင့်ပြုပါရန်တင်ပြ လာခြင်းကိစ္စနှင့်ပတ်သက်၍ အောက်ပါအတိုင်းသဘောထားမှတ်ချက်ပြန်ကြားအပ်ပါသည်-

(က) အဆိုပြုလုပ်ငန်းများကြောင့် ဖြစ်ပေါ်လာနိုင်သည့် ပတ်ဝန်းကျင်၊ လူမှုရေးနှင့် ကျန်းမာရေးထိခိုက်ပျက်စီးမှုများကိုလျော့နည်းစေရန်အတွက် လုပ်ငန်းဆိုင်ရာ အချက်အလက်များကို ပြည့်စုံစွာဖော်ပြပြီး လုပ်ငန်းဆောင်ရွက်ရာတွင် ပတ်ဝန်းကျင်ထိခိုက်မှုအနည်းဆုံးဖြစ်စေမည့် နည်းစနစ်များအား အသုံးပြုရန်နှင့် အဆိုပြုလွှာတွင် ဖော်ပြထားသည့် လူမှုရေးဆိုင်ရာအကျိုးပြုလုပ်ငန်းများ တာဝန်ခံဆောင်ရွက်မှု(Corporate Social Responsibility-CSR)အတွက် အသားတင်အမြတ်ငွေ၏ (၂%)အား အသုံးပြုခြင်းအပါအဝင် ကတိကဝတ်များ အားလိုက်နာ အကောင်အထည်ဖော်ဆောင်ရွက်ရန်။

(ခ) အဆိုပြုလုပ်ငန်းများကြောင့် ပတ်ဝန်းကျင်နှင့်လူမှုရေးမထိခိုက်စေရေး (သို့မဟုတ်) ထိခိုက်မှုအနည်းဆုံးဖြစ်စေရေးတို့အတွက် အဆိုပြုလွှာတွင် တင်ပြထားသည့်ရေးဆွဲဆောင်ရွက်ပြီး **လူမှုပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်း (Environmental & Social Impact Assessment- ESIA)** ကို ပြည့်စုံစွာဖြည့်စွက်ဆောင်ရွက်ပြီး ပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်းဆိုင်ရာလုပ်ထုံးလုပ်နည်းပါ အချက်အလက်များနှင့်အညီ အစီရင်ခံစာရေးဆွဲတင်ပြရန်။

(ဂ) အထက်ပါလေ့လာဆန်းစစ်မှုရလဒ်များကို အခြေခံ၍ ပတ်ဝန်းကျင်နှင့်လူမှုရေး ထိခိုက်မှုမဖြစ်ပေါ်စေရေး (သို့မဟုတ်) ထိခိုက်မှုအနည်းဆုံးဖြစ်စေသည့် လုပ်ငန်းဆောင်ရွက်မည့် အစီအစဉ်၊ စွန့်ပစ်ပစ္စည်း / စွန့်ပစ်အရည်စီမံခန့်ခွဲမှု အစီအစဉ်၊ စောင့်ကြပ်ကြည့်ရှုစစ်ဆေးမည့်အစီအစဉ်၊ ပတ်ဝန်းကျင်ထိခိုက်မှုလျော့ပါးစေရေးဆောင်ရွက်မည့် လုပ်ငန်းများအတွက် သုံးစွဲမည့်ရန်ပုံငွေ စသည်တို့ပါဝင်သည့် **ပတ်ဝန်းကျင်စီမံခန့်ခွဲမှုအစီအစဉ်** (**Environmental Management Plan – EMP**)အား ပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်းဆိုင်ရာ လုပ်ထုံးလုပ်နည်းပါ အချက်အလက်များနှင့်အညီ ရေးဆွဲတင်ပြရန်နှင့်စီမံချက်ပါအတိုင်း အကောင်အထည်ဖော်ဆောင်ရွက်ရန်။

(ဃ) ပြဋ္ဌာန်းထားသည့် ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဥပဒေ၊ နည်းဥပဒေ၊ လုပ်ထုံးလုပ်နည်းများ၊ အမျိုးသားပတ်ဝန်းကျင်ဆိုင်ရာအရည်အသွေး(ထုတ်လွှတ်မှု) လမ်းညွှန်ချက်များနှင့်အညီ လိုက်နာဆောင်ရွက်ရန်။

(င) မြို့တော်စည်ပင်သာယာရေးအဖွဲ့ဧရိယာအတွင်းဖြစ်၍ မြို့တော်စည်ပင်သာယာ၏ ခွင့်ပြုချက်/ လမ်းညွှန်ချက်များနှင့်အညီလိုက်နာဆောင်ရွက်ရန်။

(စ) သက်ဆိုင်ရာတိုင်းဒေသကြီးအစိုးရအဖွဲ့၏ ကြီးကြပ်ကွပ်ကဲမှုဖြင့် ဒေသခံပြည်သူများ၏ဆန္ဒနှင့်သဘောထားများ ရယူဆောင်ရွက်ရန်။

ခင်သီတာတင်
၈/၁၁/၂၀၁၆

(ခင်သီတာတင်)
ညွှန်ကြားရေးမှူး
ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဦးစီးဌာန
ရန်ကုန်တိုင်းဒေသကြီး

မိတ္တူကို

ပြည်ထောင်စုဝန်ကြီးရုံး
သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန
ညွှန်ကြားရေးမှူးချုပ်၊ သစ်တောဦးစီးဌာန
ဦးဆောင်ညွှန်ကြားရေးမှူး၊ မြန်မာ့သစ်လုပ်ငန်း
ညွှန်ကြားရေးမှူးချုပ်၊ ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဦးစီးဌာန
ညွှန်ကြားရေးမှူး၊ ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဦးစီးဌာန၊ ရန်ကုန်တိုင်းဒေသကြီး
ရုံးလက်ခံ

နောက်ဆက်တွဲ (ဂ)





ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ဟိုတယ်နှင့်ခရီးသွားလာရေးဝန်ကြီးဌာန
ဝန်ကြီးရုံး

စာအမှတ်၊ ၁၈ - ဂ (ဟုပ်ဥပ္ပ) / ၄၀၈၁ / ၂၈၄၀
ရက်စွဲ၊ ၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာ လ ၉ ရက်။

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

အကြောင်းအရာ။ **သဘောထားမှတ်ချက်တောင်းခံခြင်းကိစ္စ**

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၈-၁၀-၂၀၁၆) ရက်စွဲပါစာအမှတ်၊ မရက- ၄/န-၀၆၈/၂၀၁၆ (၉၆၈)

၁။ ရာနှုန်းပြည့်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Peninsula Yangon Ltd တည်ထောင်ကာ ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်း မြေဧရိယာ(၉.၆၈)ဧကအနက် မြေဧရိယာ(၃.၃၂)ဧကတွင် BOTစနစ်ဖြင့် နိုင်ငံတကာ အဆင့်မီ ကြယ်ငါးပွင့်အဆင့်ရှိဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းအားနိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် ရင်းနှီးမြှုပ်နှံသူ ဦးသိမ်းဝေ(ခ)Serge Pun မှ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေး ဝန်ကြီးဌာနမှ တဆင့် အဆိုပြုတင်ပြလာခြင်းအပေါ် သဘောထားမှတ်ချက်ပေးနိုင်ပါရန် မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ရည်ညွှန်းပါစာဖြင့်အကြောင်းကြားလာ ပါသည်။

၂။ လက်ရှိအခြေအနေတွင်ရန်ကုန်မြို့သည်ကမ္ဘာလှည့်ခရီးသည်များအပါအဝင် နိုင်ငံခြားသား ဧည့်သည်များသည်ရေကြောင်း၊လေကြောင်းဖြင့်အဓိကဝင်ထွက်ရာဒေသဖြစ်ခြင်းကြောင့် Peninsula Yangon Ltd မှ အခန်း(၈၈)ခန်းပါ နိုင်ငံတကာအဆင့်မီ ကြယ်ငါးပွင့်အဆင့်ရှိ ဟိုတယ်ဝန်ဆောင်မှု လုပ်ငန်းအားဆောင်ရွက်မည့် စီမံကိန်းသည် ခရီးသွားလုပ်ငန်းကိုအထောက်အကူပြုသော စီမံကိန်း တစ်ရပ်ဖြစ်သော်လည်း ပြည်ပခရီးသည်ရောက်ရှိမှု၊ ပြည်တွင်းခရီးသွားတည်းခိုမှုနှင့် ဟိုတယ်နှင့် တည်းခိုရိပ်သာဖွံ့ဖြိုးမှုတို့သည် အချိုးညီရန် လိုအပ်ပါသည်။

C-2 -1 Remark -LH

၃။ Peninsula Yangon Ltdမှဆောင်ရွက်မည့်လုပ်ငန်းများသည်ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနလက်အောက်ရှိ မြန်မာ့မီးရထားပိုင်သည့် မြေပေါ်တွင် ငှားရမ်းလုပ်ကိုင်ခြင်းဖြစ်သဖြင့် အဆိုပါကိစ္စနှင့်ပတ်သက် ၍သဘောထားမှတ်ချက်ပြုရန်မရှိပါ။

၄။ Peninsula Yangon Ltd မှငှားရမ်းမည့် အခန်းခနှုန်းထားများနှင့်ပတ်သက်၍ (၂၀၂၀) ခုနှစ်မှစ၍(၂၀၆၇)ခုနှစ်အထိအမေရိကန်ဒေါ်လာ(၄၆၇)နှုန်းမှအမေရိကန်ဒေါ်လာ(၁၅၅၆)အထိနှစ်အလိုက်တိုးမြှင့်သတ်မှတ်ထားကြောင်းကိုသာတွေ့ရှိရပါသည်။သို့ဖြစ်ပါ၍ ဝန်ဆောင်မှုပေးမည့် အခန်းအမျိုးအစားနှင့် သင့်တော်သောငှားရမ်းခနှုန်းထားအား တိကျစွာဖော်ပြပေးရန်လိုအပ်ပါမည်။

၅။ Peninsula Yangon Ltd မှ တည်ဆောက်မည့်ဟိုတယ်သည် ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ(၉.၆၈)ဧကအနက်မြေဧရိယာ(၃.၃၂)ဧကတွင်BOTစနစ်ဖြင့်နိုင်ငံတကာအဆင့်မီ ကြယ်ငါးပွင့်အဆင့်ရှိ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းအား ဆောင်ရွက်မည်ဖြစ်သဖြင့် ရန်ကုန်တိုင်းဒေသကြီးအစိုးရအဖွဲ့၏ သဘောထားမှတ်ချက်လိုအပ်မည်ဖြစ်ပါသည်။

၆။ Peninsula Yangon Ltd မှကားရပ်နားရန်နေရာနှင့်ပတ်သက်၍ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ၏ သတ်မှတ်စံချိန်စံညွှန်းများနှင့် အညီလိုလောက်သည့် ယာဉ်ရပ်နားရန်နေရာများအား တိကျစွာထည့်သွင်းတင်ပြရမည်ဖြစ်ပါသည်။

၇။ Peninsula Yangon Ltd မှ ဆောင်ရွက်မည် ဟိုတယ်လုပ်ငန်းအတွက် ဟိုတယ်တည်ဆောက်ရေး၊ အခန်းများဖွဲ့စည်းရေးနှင့်လိုအပ်သောFacilitiesများထည့်သွင်းရေးအတွက် မြန်မာနိုင်ငံ ဟိုတယ်နှင့်ခရီးသွားလာရေးဥပဒေ၊ နည်းဥပဒေနှင့် လိုင်စင်ဆိုင်ရာအမိန့်များတွင် ပါဝင်သောဟိုတယ်တည်ဆောက်ရေးဆိုင်ရာအခြေခံလိုအပ်ချက်စံနှုန်းများ(Basic Requirements and Criteria) ထက်မနိမ့်ကျစေရေးအတွက်အဆိုပါဥပဒေ၊ အမိန့်များကို ကြိုတင်ရယူလေ့လာ၍ ဆောင်ရွက်သွားရန်လည်းလိုအပ်ပါကြောင်းတင်ပြအပ်ပါသည်။

၈။ Peninsula Yangon Ltd မှဆောင်ရွက်မည့် ဟိုတယ်လုပ်ငန်းအတွက်အသုံးပြုသွားမည့် ပြည်ပမှတင်သွင်းမည့် တည်ဆောက်ရေးပစ္စည်းများ၊ ဟိုတယ်လုပ်ငန်းသုံးပစ္စည်းများနှင့် ပတ်သက်၍ အခွန်သက်သာခွင့်မှာကော်မရှင်၏ အဆုံးအဖြတ်သာရယူရမည်ဖြစ်ပါသည်။ ဟိုတယ်လုပ်ငန်းလိုင်စင်လျှောက်ထားရာတွင် အိပ်ခန်းအရေအတွက်နှင့်အချိုးညီခန့်အပ်မည့်ဝန်ထမ်းအားလုံးသည် ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းဆိုင်ရာ သင်တန်းဆင်းလက်မှတ်များ တင်ပြနိုင်ရန်လိုအပ်ပါသည်။

၉။ ကုမ္ပဏီမှ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ရင်းနှီးမြှုပ်နှံခွင့်ပြုမိန့်ရရှိပြီးပါကမြန်မာနိုင်ငံဟိုတယ်နှင့်ခရီးသွားလာရေးဥပဒေနှင့်အညီ ဟိုတယ်တည်ဆောက်ခွင့်ပြုမိန့်အား ဤဝန်ကြီးဌာနသို့ ဆက်လက်လျှောက်ထားရယူသွားရန်လိုအပ်ပါသည်။

၁၀။ ဟိုတယ်တည်ဆောက်ခွင့်ပြုမိန့်တင်ပြလျှောက်ထားလာသည့်အခါဤဝန်ကြီးဌာန၏ ဥပဒေ၊ နည်းဥပဒေ၊လုပ်ထုံးလုပ်နည်း၊စည်းမျဉ်းစည်းကမ်းများနှင့်အညီစိစစ်ဆောင်ရွက်ပြီးခွင့်ပြုမိန့်ရရှိသည့်အခါမှ ဟိုတယ်တည်ဆောက်ခြင်းလုပ်ငန်းအား စတင်အကောင်အထည်ဖော် ဆောင်ရွက်ရမည်ဖြစ်ပါကြောင်း တင်ပြအပ်ပါသည်။

ပြည်ထောင်စုဝန်ကြီး (ကိုယ်စား)
(ရည်မွန် ၊ အမြဲတမ်းအတွင်းဝန်)

မိတ္တူကို

ညွှန်ကြားရေးမှူးချုပ်၊ဟိုတယ်နှင့်ခရီးသွားညွှန်ကြားမှုဦးစီးဌာန

ရုံးလက်ခံ

မျှော

နောက်ဆက်တွဲ (ဂ)





ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ဟိုတယ်နှင့်ခရီးသွားလာရေးဝန်ကြီးဌာန
ဝန်ကြီးရုံး

စာအမှတ်၊ ၁၈ -ဂ (အုပ်ချုပ်မှု) /နပတ/ ၂၈၃၉

ရက်စွဲ၊ ၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာ လ ၉ ရက်။

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

အကြောင်းအရာ။ **သဘောထားမှတ်ချက်တောင်းခံခြင်းကိစ္စ**

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၈-၁၀-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက- ၄/မ-၀၇၄/၂၀၁၆ (၉၆၃)

၁။ ဖက်စပ်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Meeyahta Development Ltd တည်ထောင်ကာ ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ (၉.၆၈) ဧကအနက် မြေဧရိယာ (၆.၃၆) ဧကတွင် BOTစနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊စီးပွားရေးလုပ်ငန်း၊ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့်အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းအား နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် ရင်းနှီးမြှုပ်နှံသူ ဦးသိမ်းဝေ(ခ)Serge Pun မှ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေး ဝန်ကြီးဌာနမှတဆင့် အဆိုပြုတင်ပြလာခြင်းအပေါ် သဘောထားမှတ်ချက်ပေးနိုင်ပါရန် မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ရည်ညွှန်းပါစာဖြင့် အကြောင်းကြားလာပါသည်။

၂။ လက်ရှိအခြေအနေတွင်ရန်ကုန်မြို့သည်ကမ္ဘာလှည့်ခရီးသည်များအပါအဝင် နိုင်ငံခြားသား ဧည့်သည်များသည်ရေကြောင်း၊လေကြောင်းဖြင့်အဓိကဝင်ထွက်ရာဒေသဖြစ်ခြင်းကြောင့် Meeyahta Development Ltd မှ အခန်း(၂၇၉)ခန်းပါ ဟိုတယ်၊ ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေ အိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်းနှင့် ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများကို ဆောင်ရွက်မည့် စီမံကိန်းသည် ခရီးသွားလုပ်ငန်းကို အထောက်အကူပြုသော စီမံကိန်းတစ်ရပ်ဖြစ်သော်လည်း ပြည်ပခရီးသည်ရောက်ရှိမှု၊ပြည်တွင်းခရီးသွားတည်းခိုမှုနှင့်ဟိုတယ်နှင့်တည်းခိုရိပ်သာဖွံ့ဖြိုးမှုတို့သည်အချိုးညီရန်လိုအပ်ပါ သည်။

၃။ Meeyahta Development Ltd မှ ဆောင်ရွက်မည့် လုပ်ငန်းများသည်ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာနလက်အောက်ရှိ မြန်မာ့မီးရထားပိုင်သည့်မြေပေါ်တွင်ငှားရမ်းလုပ်ကိုင်ခြင်းဖြစ်သဖြင့် အဆိုပါကိစ္စနှင့်ပတ်သက် ၍သဘောထားမှတ်ချက်ပြုရန်မရှိပါ။

၄။ Meeyahta Development Ltd ငှားရမ်းမည့် အခန်းခန့်မှန်းထားများ နှင့်ပတ်သက်၍ (၂၀၂၁)ခုနှစ်မှစ၍(၂၀၆၇)ခုနှစ်အထိအမေရိကန်ဒေါ်လာ(၂၁၈)နှုန်းမှအမေရိကန်ဒေါ်လာ(၈၄၉)အထိနှစ်အလိုက်တိုးမြှင့် သတ်မှတ်ထားကြောင်းကိုသာတွေ့ရှိရပါသည်။သို့ဖြစ်ပါ၍ ဝန်ဆောင်မှုပေးမည့် အခန်းအမျိုးအစားနှင့် သင့်တော်သောငှားရမ်းခနှုန်းထားအား တိကျစွာဖော်ပြပေးရန်လိုအပ်ပါမည်။

၅။ Meeyahta Development Ltd မှ တည်ဆောက်မည့် ဟိုတယ်သည် ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်း မြေဧရိယာ (၉.၆၈) ဧကအနက် မြေဧရိယာ (၆.၃၆) ဧကတွင် BOTစနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့် လူနေအိမ်ခန်းများ၊စီးပွားရေးလုပ်ငန်း၊ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့်အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းများကို ဆောင်ရွက်မည်ဖြစ်သဖြင့် ရန်ကုန်တိုင်းဒေသကြီးအစိုးရအဖွဲ့၏ သဘောထားမှတ်ချက်လိုအပ်မည်ဖြစ်ပါသည်။

၆။ Meeyahta Development Ltd မှကားရပ်နားရန်နေရာနှင့်ပတ်သက်၍ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ၏ သတ်မှတ်စံချိန်စံညွှန်းများနှင့် အညီလုံလောက်သည့် ယာဉ်ရပ်နားရန်နေရာများအား တိကျစွာထည့်သွင်းတင်ပြရမည်ဖြစ်ပါသည်။

၇။ Meeyahta Development Ltd မှဆောင်ရွက်မည့် ဟိုတယ်လုပ်ငန်းအတွက်ဟိုတယ်တည်ဆောက်ရေး၊အခန်းများဖွဲ့စည်းရေးနှင့်လိုအပ်သောFacilities များထည့်သွင်းရေးအတွက်မြန်မာနိုင်ငံ ဟိုတယ်နှင့်ခရီးသွားလာရေးဥပဒေ၊ နည်းဥပဒေနှင့် လိုင်စင်ဆိုင်ရာအမိန့်များတွင် ပါဝင်သော ဟိုတယ်တည်ဆောက်ရေးဆိုင်ရာအခြေခံလိုအပ်ချက်စံနှုန်းများ(Basic Requirements and Criteria) ထက်မနိမ့်ကျစေရေးအတွက်အဆိုပါဥပဒေ၊ အမိန့်များကို ကြိုတင်ရယူလေ့လာ၍ ဆောင်ရွက်သွားရန်လည်းလိုအပ်ပါကြောင်းတင်ပြအပ်ပါသည်။

၈။ Meeyahta Development Ltd မှ ဆောင်ရွက်မည့် ဟိုတယ်လုပ်ငန်းအတွက်အသုံးပြုသွားမည့် ပြည်ပမှတင်သွင်းမည့် တည်ဆောက်ရေးပစ္စည်းများ၊ ဟိုတယ်လုပ်ငန်းသုံးပစ္စည်းများနှင့် ပတ်သက်၍ အခွန်သက်သာခွင့်မှာကော်မရှင်၏ အဆုံးအဖြတ်သာရယူရမည်ဖြစ်ပါသည်။ ဟိုတယ်လုပ်ငန်းလိုင်စင်လျှောက်ထားရာတွင်အိပ်ခန်းအရေအတွက်နှင့်အချိုးညီခန့်အပ်မည့်ဝန်ထမ်းအားလုံးသည် ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းဆိုင်ရာ သင်တန်းဆင်းလက်မှတ်များ တင်ပြနိုင်ရန်လိုအပ်ပါသည်။

၉။ ကုမ္ပဏီမှ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ရင်းနှီးမြှုပ်နှံခွင့်ပြုမိန့်ရရှိပြီးပါကမြန်မာနိုင်ငံဟိုတယ်နှင့်ခရီးသွားလာရေးဥပဒေနှင့်အညီ ဟိုတယ်တည်ဆောက်ခွင့်ပြုမိန့်အား ဤဝန်ကြီးဌာနသို့ ဆက်လက်လျှောက်ထားရယူသွားရန်လိုအပ်ပါသည်။

၁၀။ ဟိုတယ်တည်ဆောက်ခွင့်ပြုမိန့်တင်ပြလျှောက်ထားလာသည့်အခါဤဝန်ကြီးဌာန၏ ဥပဒေ၊ နည်းဥပဒေ၊လုပ်ထုံးလုပ်နည်း၊စည်းမျဉ်းစည်းကမ်းများနှင့်အညီစိစစ်ဆောင်ရွက်ပြီးခွင့်ပြုမိန့်ရရှိသည့်အခါမှ ဟိုတယ်တည်ဆောက်ခြင်းလုပ်ငန်းအား စတင်အကောင်အထည်ဖော် ဆောင်ရွက်ရမည်ဖြစ်ပါကြောင်း တင်ပြအပ်ပါသည်။

ပြည်ထောင်စုဝန်ကြီး (ကိုယ်စား)
(ရည်မွန်၊ အမြဲတမ်းအတွင်းဝန်)

မိတ္တူကို

ညွှန်ကြားရေးမှူးချုပ်၊ဟိုတယ်နှင့်ခရီးသွားညွှန်ကြားမှုဦးစီးဌာန
ရုံးလက်ခံ
မျှော

နောက်ဆက်တွဲ (ဃ)



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ရန်ကုန်တိုင်းဒေသကြီးအစိုးရ
ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ
မြို့တော်ခန်းမ၊ရန်ကုန်မြို့

စာအမှတ်၊ ၁၀၉/၀၁ (၄၅၀၂)/စသက
ရက်စွဲ ၊ ၂၀၁၆ခုနှစ် ဒီဇင်ဘာလ ၁၄ ရက်

သို့
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
ရန်ကုန်မြို့

အကြောင်းအရာ။ **သဘောထားမှတ်ချက်ပြန်ကြားခြင်း**

ရည်ညွှန်းချက် ။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၃၀–၁၁–၂၀၁၆ ရက်စွဲပါစာအမှတ်၊မရက–၄/ န–၀၆၈/ ၂၀၁၆(၁၀၄၃)

၁။ ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့်ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ ၉.၆၈ ဧကအနက် မြေဧရိယာ ၃.၃၂ ဧကတွင် BOT စနစ်ဖြင့် နိုင်ငံတကာအဆင့်မီ ကြယ်ငါးပွင့်အဆင့်ရှိ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းအား နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် ရင်းနှီးမြှုပ်နှံသူ ဦးသိမ်းဝေ (ခ) Serge Pun (Peninsula Yangon Co.,Ltd) မှ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် အဆိုပြု တင်ပြလာခြင်းနှင့်ပတ်သက်၍ သဘောထားမှတ်ချက်ပြန်ကြားပေးပါရန် ရည်ညွှန်းပါစာဖြင့် မေတ္တာရပ်ခံလာခြင်းဖြစ်ပါသည်။

၂။ မြေပြင်ကွင်းဆင်းစစ်ဆေးခဲ့ရာ အဆိုပါမြေကွက်ပေါ်တွင် မြန်မာ့မီးရထားရုံးချုပ်(အဆောက်အဦဟောင်း) (၃)ထပ်အုတ်တိုက် အဆောက်အဦနှင့် ဖျက်သိမ်းမည့် (၁၁)ထပ် Grand Meeyahta International Hotel အဆောက်အဦရှိပါသည်။ ဝဲဘက်တွင် ဆူးလေဘုရားလမ်း၊ အရှေ့တွင် ဗိုလ်ချုပ်အောင်ဆန်းလမ်း၊ ယာဘက်တွင် FMI Center၊ အနောက်ဘက်တွင် မီးရထားလမ်းရှိကြောင်း၊ အဆိုပါအဆောက်အဦနှင့်(၅၀၀')ခန့်အကွာတွင် အ.ထ.က(၁)ပန်းဘဲတန်း ရှိကြောင်း စစ်ဆေးတွေ့ရှိရပါသည်။ မူလ(၃)ထပ်တိုက်အဆောက်အဦသည် ရှေးဟောင်း လက်ရာစာရင်းဝင်ဖြစ်ပြီး Basement+(၃)ထပ်တိုက် (ဟိုတယ်)အဆောက်အဦအဖြစ် ပြင်ဆင်ရန် တင်ပြထားပါသည်။ မူလရှေးဟောင်းအဆောက်အဦအား ပထမအဆင့်အနေဖြင့် သစ်သားတံခါးများ၊ မှန်တံခါးများ၊ သံပန်းလက်ရမ်း၊ လှေကား ပြတင်းပေါက်၊ အမိုးအကာများ စနစ်တကျဖြုတ်ယူထိန်းသိမ်းရန်နှင့် ဒုတိယအဆင့်အနေဖြင့် ကြမ်းခင်းနှင့်ဆက်စပ် ယက်မများ၊ အမိုးနှင့်ဆက်စပ် ထုပ်၊ ယောက်၊ ဒိုင်းတို့စနစ်တကျဖြုတ်ယူထိန်းသိမ်းခြင်းလုပ်ငန်းအား နိုင်ငံခြားမှ ရှေးဟောင်းပစ္စည်းပြုပြင်ထိန်းသိမ်းခြင်းကျွမ်းကျင်ပညာရှင်များ၏ အနီးကပ်ကြီးကြပ်မှုဖြင့် ဆောင်ရွက်မည့်အပြင် လိုင်စင်ရအင်ဂျင်နီယာ၊ အဆောက်အအုံအင်ဂျင်နီယာ၊ National Counterpart (CQHP Certified)တို့မှ လိုအပ်သလို ကြီးကြပ်ဆောင်ရွက်မည် ဖြစ်ကြောင်း ဦးထွန်းထွန်း (ဥက္ကဋ္ဌ၊ Meeyahta International Hotel Limited)မှ တင်ပြသဖြင့် ဆောင်ရွက်ခွင့်ပြုထားပါသည်။ မူလ(၃)ထပ်မှ Basement(၁)ထပ်ထည့်သွင်း၍ Basement+(၃)ထပ်တိုက်အဖြစ် ပြင်ဆင်ရန် Structural Design အား အထပ်မြင့်အဆောက်အအုံတည်ဆောက်ရေးစီမံကိန်းများ ကြီးကြပ်စစ်ဆေးရေးပညာရှင်များအဖွဲ့

(CQHP)မှ အပိုင်းလိုက်စိစစ်လျက်ရှိပြီး Deep Excavation နှင့် Bored Piling လုပ်ငန်းများအား တင်ပြချက်နှင့်အညီ ဆောင်ရွက်ရန် ထောက်ခံထားပြီးဖြစ်ပါသဖြင့် ခွင့်ပြုထားပြီးဖြစ်ပါသည်။

၃။ သို့ဖြစ်ပါ၍ မြန်မာ့မီးရထားရုံးချုပ်(အဆောက်အအုံဟောင်း)အား မူလ(၃)ထပ်မှ Basement(၁)ထပ်ထည့်၍ Basement+(၃)ထပ် (ဟိုတယ်)အဖြစ် ပြင်ဆင်ခွင့်ပြုရန် တင်ပြထားခြင်းအား Structure ပိုင်းဆိုင်ရာအား အထပ်မြင့် အဆောက်အအုံတည်ဆောက်ရေးစီမံကိန်းများကြီးကြပ်စစ်ဆေးရေးပညာရှင်များအဖွဲ့(CQHP)မှ စိစစ်ဆောင်ရွက်နေဆဲဖြစ်ပြီး Deep Excavation လုပ်ငန်းနှင့် Bored Piling လုပ်ငန်းခွင့်ပြုထားပြီးဖြစ်ပါကြောင်းနှင့် ကန့်ကွက်ရန်မရှိပါကြောင်း စိစစ်တင်ပြအပ်ပါသည်။

ဉာဏ်လင်း ၁၄/၁၁/၁၀၀၀

ဥ က္ကဌ (ကိုယ်စား)

(ဉာဏ်လင်းစိုး၊ ရုံးအဖွဲ့မှူး)

မိတ္တူကို

မျှောစာတွဲ

ရုံးလက်ခံ

နောက်ဆက်တွဲ (ယ)



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ရန်ကုန်တိုင်းဒေသကြီးအစိုးရ
ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ
မြို့တော်ခန်းမ၊ ရန်ကုန်မြို့

စာအမှတ်၊ ၁၀၉ / ၀၁ (၄၂၉၂) / စသက
ရက်စွဲ၊ ၂၀၁၆ ခုနှစ် နိုဝင်ဘာလ ၂၈ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
ရန်ကုန်မြို့

အကြောင်းအရာ ။ **သဘောထားမှတ်ချက်ပြန်ကြားခြင်း**

ရည်ညွှန်းချက် ။ (၁) ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ၏ ၃၁-၁၀-၂၀၁၆ ရက်စွဲပါ စာအမှတ်၊ ၁၀၉/၀၁(၃၉၀၈)/စသက

(၂) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၁၁-၁၁-၂၀၁၆ ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၇၄/ ၂၀၁၆(၁၀၂၀)

(၃) MEEYAHTA INTERNATIONAL HOTEL LIMITED ၏ ၂၈-၁၁-၂၀၁၆ ရက်စွဲပါစာအမှတ် AC-10/2001(500/16)

၁။ ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့်ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ (၉.၆၈)ဧကအနက် မြေဧရိယာ(၆.၃၆)ဧကတွင် BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့် လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းအား နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် ရင်းနှီးမြှုပ်နှံသူ ဦးသိမ်းဝေ (ခ) Serge Pun မှ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ လျှောက်ထားလာခြင်းနှင့်စပ်လျဉ်း၍ ရည်ညွှန်း(၁)ပါစာဖြင့် သဘောထားမှတ်ချက်ပြန်ကြားခဲ့ခြင်းအပေါ် ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ၏ ပြန်ကြားချက်အတိုင်း ကိုက်ညီမှုရှိစေရေးဆောင်ရွက်ရန်နှင့် ပြန်လည်ပြင်ဆင်ရေးဆွဲပြီးပါက ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီထံသို့ ပြန်လည်တင်ပြရန် ရည်ညွှန်း(၂)ပါစာဖြင့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ပြည်ထောင်စုဝန်ကြီးရုံး၊ ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာနသို့ အကြောင်းပြန်ကြားခဲ့ပါသည်။

၂။ အဆိုပါပြန်ကြားချက်အပေါ် MEEYAHTA INTERNATIONAL HOTEL LIMITED မှ ရန်ကုန်မြို့လယ်နှင့် ရွှေတိဂုံစေတီတော်အကြား မြင်ကွင်းပိတ်ဆို့မှုမဖြစ်စေရန် ပုံစံကိုအနည်းငယ်

ပြန်လည်ပြင်ဆင်ပေးမည်ဖြစ်ကြောင်းနှင့် ယာဉ်ကြောပိတ်ဆို့မှုမဖြစ်စေရန် ကျွမ်းကျင်ပညာရှင်များမှ ပေးသည့်မှတ်ချက်များအပေါ် မူတည်၍ ပြင်ဆင်ရန်လိုအပ်ချက်များအား ထပ်မံပြန်လည်ပြင်ဆင် ပေးပါမည်ဟု ရည်ညွှန်း(၃)ပါစာဖြင့် ခံဝန်ကတိတင်ပြလာပါသည်။

၃။ သို့ဖြစ်ပါ၍ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့်ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်၊ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်းဝင်းအတွင်းတွင် BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့် လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ စသည့်အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းအား နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန်လျှောက်ထားလာခြင်းနှင့်ပတ်သက်၍ ရန်ကုန်မြို့လယ်နှင့် ရွှေတိဂုံစေတီတော်အကြား မြင်ကွင်းပိတ်ဆို့မှုမဖြစ်စေရန် ပုံစံကိုအနည်းငယ် ပြန်လည်ပြင်ဆင်ပေးမည်ဖြစ်ကြောင်းနှင့် ကားရပ်နားရန်နေရာလုံလောက်မှုနှင့် ယာဉ်ကြောပိတ်ဆို့မှုမဖြစ်စေရန် Traffic Impact Assessment ပြုလုပ်ခဲ့ပြီး ပြင်ဆင်ရန်လိုအပ်ချက်များအား ထပ်မံပြန်လည်ပြင်ဆင်ပေးပါမည်ဟု ရည်ညွှန်း(၃)ပါစာဖြင့် ခံဝန်ကတိပြုလာပါသဖြင့် အဆိုပါခံဝန်ချက်အတိုင်း လိုက်နာဆောင်ရွက်မည်ဆိုပါက ကန့်ကွက်ရန်မရှိပါကြောင်းပြန်ကြားအပ်ပါသည်။

ဥာဏ်လင်း
၂၈/၁၁/၂၀၁၄

ဥက္ကဋ္ဌ (ကိုယ်စား)

(ဉာဏ်လင်းစိုး၊ ရုံးအဖွဲ့မှူး)

မိတ္တူကို

မျှောစာတွဲ

ရုံးလက်ခံ

နောက်ဆက်တွဲ (ငါ)



မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း
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သို့

ဥက္ကဋ္ဌ
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

MIC-TE30
16/12

စာအမှတ် ၊ မအသ / MIC / ၀၉၁၅ / ၂၀၁၆။
ရက်စွဲ ၊ ၂၀၁၆ ခုနှစ်၊ ဒီဇင်ဘာလ၊ (၁၅) ရက်။

အကြောင်းအရာ။ ။Peninsula Yangon Ltd. ၏ BOT စနစ်ဖြင့် နိုင်ငံတကာအဆင့်ရှိ ကြယ်ငါးပွင့်ဟိုတယ် ဝန်ဆောင်မှု လုပ်ငန်းနှင့် စပ်လျဉ်း၍ သဘောထားမှတ်ချက် တောင်းခံထားသည့် ကိစ္စ။

P.1609 16.12.16

ရည်ညွှန်းချက်။ ။မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၂၀၁၆ ခုနှစ်၊ အောက်တိုဘာလ (၁၉)ရက် နေ့စွဲပါ စာအမှတ် မရက-၄ /န-၀၆၈ / ၂၀၁၆ (၉၇၀)။

၁။ အထက်ဖော်ပြပါ အကြောင်းအရာကိစ္စနှင့် စပ်လျဉ်း၍ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းသို့ သက်ဆိုင်ရာ **Peninsula Yangon** Ltd. မှ ၂၀၁၆ အောက်တိုဘာလ (၁၉) ရက်စွဲဖြင့် ရန်ကုန်တိုင်းဒေသကြီး ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်း နှင့်ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ (၃.၃၂) ဧကတွင် BOT စနစ်ဖြင့် နိုင်ငံတကာအဆင့်ရှိ ကြယ်ငါးပွင့်ဟိုတယ်ဝန်ဆောင်မှု လုပ်ငန်းအား ဆောင်ရွက်ရန် အဆောက်အဦနှင့် ပတ်သက်သော ပုံစံများနှင့် အသေးစိတ်ဇယားများကို လိုအပ်သော လမ်းညွှန်ချက်များ ပေးပါရန် တင်ပြခဲ့ပါသည်။

၂။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းတွင် ဖွဲ့စည်းထားသော MIC Projects Assessment Committee မှ ယင်းကိစ္စနှင့် ပတ်သက်၍ လိုအပ်ချက်များဖြစ်သော Drawings နှင့် Bill of Quantity များကို (၁၉.၁၀.၂၀၁၆) ရက်နေ့မှစ၍ တောင်းခံခဲ့ရာ (၁၃.၁၂.၂၀၁၆) ရက်နေ့တွင် ပြည့်စုံစွာ လာရောက်ပေးပို့ခဲ့ပါသည်။

၃။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းတွင် ဖွဲ့စည်းထားသော MIC Projects Assessment Committee မှ ယင်းကိစ္စနှင့် ပတ်သက်၍ သေချာစွာ စိစစ်နိုင်ရန် ဖိတ်ကြားချက်အရ Peninsula Yangon Ltd. မှ တာဝန်ရှိသူများ ဖြစ်ကြသော ဦးကျော်ထွန်းနှင့် ဦးကျော်သူမြင့်သိန်းတို့သည် (၁၄.၁၂.၂၀၁၆) ရက်နေ့တွင် မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းသို့ လာရောက်၍ စီမံကိန်းနှင့် ပတ်သက်သော အချက်အလက်များကို ရှင်းလင်းတင်ပြခဲ့ပါသည်။

၄။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းမှ အဖွဲ့ဝင်များ ဖြစ်ကြသော အတွင်းရေးမှူး ဦးကြည်လွင်၊ အဖွဲ့ဝင်များဖြစ်ကြသော ဦးကျော်စန်ဝင်း၊ ဦးခင်မောင်ဆယ်၊ ဦးခင်မောင်ဌေးနှင့် ဦးခင်မောင်မောင်တို့ တက်ရောက်ကြပြီး သိလိုသည်များကို မေးမြန်းဆွေးနွေးကြပါသည်။

၅။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၊ MIC Projects Assessment Committee အနေဖြင့် ရန်ကုန်မြို့တွင် တည်ဆောက်မည့် BOTစနစ်ဖြင့် နိုင်ငံတကာကြယ်ငါးပွင့်အဆင့်ရှိ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်း ဆောင်ရွက်ရာတွင် သတ်မှတ်ထားသော စံချိန်စံညွှန်းများနှင့်အညီ တည်ဆောက်ရန် နှင့် စံချိန်စံညွှန်းမီ တည်ဆောက်ရေးပစ္စည်းများ အသုံးပြု၍ တည်ဆောက်ပါက ကန့်ကွက်ရန်မရှိပါကြောင်း တင်ပြအပ်ပါသည်။

၈။ အဆောက်အဦပိုင်းတွင် ပြည်ပမှတင်သွင်းမည့် ဆောက်လုပ်ရေးပစ္စည်းများနှင့် အရေအတွက်ကို ပူးတွဲပါစာ ဖြင့် ထောက်ခံတင်ပြအပ်ပါသည်။

မှတ်ချက်။ ။(၁) ယခုတင်ပြသော စီမံကိန်းစိစစ်ရာတွင် တင်ပြသောပုံစံ၊ ဒီဇိုင်းများသည် အမှန်တကယ်အသေးစိတ် တည်ဆောက်မည့် ပုံစံ၊ ဒီဇိုင်းများနှင့် ကွဲလွဲမှုရှိမည်ဆိုပါက ယခုတွက်ချက်ထားသော ပစ္စည်းအရေအတွက်များမှာ အမှန်တကယ်သုံးစွဲမည့် အရေအတွက်နှင့် ကွာခြားနိုင်ပါသည်။ သို့အတွက် လိုအပ်ပါက Detail Drawings မှ တွက်ချက်ထားသော Detail Estimate ရရှိပြီးသည့်အခါတွင် ပြန်လည်စိစစ်မှုများဆောင်ရွက်ရန် လိုအပ်ပါသည်။ (Subject to Check)

(၂) Ground water ထုတ်ယူသုံးစွဲရာတွင် အကန့်အသတ်ရှိလာပြီဖြစ်သောကြောင့် ထန်းချုပ်သုံးစွဲရန် လိုသောအချိန်ရောက်နေပြီဖြစ်ကြောင်းတင်ပြအပ်ပါသည်။

(၃) သက်ဆိုင်ရာမီးသတ်ဦးစီးဌာနမှချမှတ်ထားသော လမ်းညွှန်ချက်များအတိုင်းလိုက်နာဆောင်ရွက်မည်ဆိုပါက ကန့်ကွက်ရန်မရှိပါကြောင်း တင်ပြအပ်ပါသည်။

လေးစားစွာဖြင့်

(signature) ၁၃/၁၂/၁၈

(အောင်မြင့်)

ဥက္ကဋ္ဌ

မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း

မိတ္တူကို – ညွှန်ကြားရေးမှူးချုပ်၊ ရင်းနှီးမြှုပ်နှံမှုနှင့်ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာန

– အတွင်းရေးမှူး၊ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း MIC Projects Assessment Committee

– Managing Director, Peninsula Yangon Ltd.

– ရုံးလက်ခံ / မျှောစာတွဲ



စဉ်	ပစ္စည်းအမျိုးအမည်	MIC စာအုပ်ပါအရေအတွက်	BQ ပါဝင်အရေအတွက်	ထောက်ခံတင်ပြသော
၁။	Cement	၁၀၆၆၉ Ton	၁၀၆၆၉ Ton	၅၈၄၂.၆၇ Ton
၂။	Cement non-shrink grout	၂၇၆ Ton	၂၇၆ Ton	၂၆၄ Ton
၃။	Rebar	၃၇၀၄ Ton	၃၇၀၄ Ton	၁၈၂၅.၈၃ Ton
၄။	Anti-rust paint	၁၂၃၂၀ Litre	၁၂၃၂၀ Litre	၁၁၇၃.၄၈ Litre
၅။	Epoxy	၁၄၇၅၀ Kg	၁၄၇၅၀ Kg	၁၃၇၆၄.၆၇ Kg
၆။	Epoxy grouting	၁၂၃၂ Litre	၁၂၃၂ Litre	၁၁၇၀ Litre

Ton = တန်, Litre= လီတာ, Kg= ကီလိုဂရမ်



နောက်ဆက်တွဲ (င)



မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း
MYANMAR ENGINEERING SOCIETY

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သို့ MS-1229 16/12

ဥက္ကဋ္ဌ

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

စာအမှတ်၊ မအသ / MIC/၀၉၁၄ / ၂၀၁၆ ။

ရက်စွဲ ၊ ၂၀၁၆ ခုနှစ်၊ ဒီဇင်ဘာလ၊ (၁၅)ရက်။

အကြောင်းအရာ ။ **။Meeyahta Development Ltd ၏ BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့် လူနေ အိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ဟိုတယ်နှင့် ဈေးဝယ်စင်တာ စသည့်အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်း ဆောင်ရွက်ရန် ကိစ္စ။**

P.1610 16.12.16

ရည်ညွှန်းချက် ။ ။မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၁၈.၁၀.၂၀၁၆ ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆ (၉၆၅)။

၁။ အထက်ပါအကြောင်းအရာနှင့် ပတ်သတ်၍ရည်ညွှန်းချက်ပါစာအား မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းသို့သက်ဆိုင်ရာ Meeyahta Development Ltd မှ ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့် ရှိ မြေ (၆.၃၆) ဧကတွင် BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့် လူနေ အိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ စသည့်အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်း နှင့်ပတ်သတ်၍ လိုအပ်သော သဘောထား မှတ်ချက် ပေးရန် အကြောင်းကြားခဲ့ပါသည်။

၂။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းတွင် ဖွဲ့စည်းထားသော MIC Projects Assessment Committee မှ ယင်းကိစ္စနှင့် ပတ်သက်၍ (၂၀.၁၁.၂၀၁၆)ရက်နေ့မှ (၇.၁၂.၂၀၁၆) ရက်နေ့အထိ လိုအပ်သော ပုံစံ များတောင်းခဲ့ရပြီး (၁၂.၁၂.၂၀၁၆) ရက်နေ့အထိ အဆောက်အဦအတွက်အသုံးပြုမည့် ဆောက်လုပ်ရေးပစ္စည်းများကို စိစစ် သုံးသပ်ခဲ့ပါသည်။ (၁၂.၁၂.၂၀၁၆) တွင် ထောက်ခံတင်ပြသော အရေအတွက် အပေါ် ကုမ္ပဏီ ဘက် သို့ သဘောတူကြောင်း စာတောင်း ခံခဲ့ရာ ၊ (၁၃.၁၂.၂၀၁၆) နေ့တွင် ရရှိခဲ့ ပါသည်။

၃။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းတွင် ဖွဲ့စည်းထားသော MIC Projects Assessment Committee မှ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ သဘောထားမှတ်ချက်ပေးနိုင်ရေး အတွက် Presentation ပြုလုပ်ရန်ဖိတ်ကြားချက်အရ Meeyahta Development Ltd မှ တာဝန် ရှိသူများမှ (၁၄.၁၂.၂၀၁၆) ရက်နေ့တွင် မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း သို့ လာရောက်၍ စီမံကိန်း နှင့် ပတ်သတ်သော အချက်အလက်များကို ရှင်းလင်းတင်ပြခဲ့သည်။

၄။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း မှ MIC Projects Assessment Committee အဖွဲ့ဝင် များဖြစ်ကြသော အတွင်းရေးမှူး ဦးကြည်လွင်၊အဖွဲ့ဝင် များဖြစ်ကြသော ဦးကျော်စန်းဝင်း၊ ဦးခင်မောင်ဝင်း၊ဦးခင်မောင်ဌေး၊ဦးခင်မောင်မောင် တို့တက်ရောက်ခဲ့ကြပါသည်။

၅။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၊ MIC Projects Assessment Committee အနေဖြင့် ရန်ကုန်တိုင်းဒေသကြီး တွင် BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့် လူနေ အိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ စသည့်အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်း တည်ဆောက်မှုတွင် သတ်မှတ်ထားသော စံချိန်စံညွှန်းများနှင့်အညီ တည်ဆောက်ရန်နှင့် စံချိန်စံညွှန်းမီ တည်ဆောက်ရေးပစ္စည်းများ အသုံးပြု၍ တည်ဆောက်ပါက ကန့်ကွက်ရန်မရှိပါကြောင်း တင်ပြအပ်ပါသည်။

၆။ အဆောက်အဦပိုင်းတွင် ပြည်ပမှတင်သွင်းမည့် ဆောက်လုပ်ရေးပစ္စည်းများနှင့် အရေအတွက်ကို ပူးတွဲပါစာဖြင့် ထောက်ခံတင်ပြအပ်ပါသည်။

၇။ အဆောက်အဦ၏ Electrical, Water & Sanitation နှင့် ACMV ကို စိစစ်ခဲ့ရာ လက်ခံနိုင်ကြောင်း တင်ပြအပ်ပါသည်။

မှတ်ချက်။ ။(၁) ယခုတင်ပြသော စီမံကိန်းစိစစ်ရာတွင် တင်ပြသောပုံစံဒီဇိုင်းများသည် အမှန်တကယ်အသေးစိတ် တည်ဆောက်မည့် ပုံစံဒီဇိုင်းများနှင့် ကွဲလွဲမှုရှိမည်ဆိုပါက ယခုတွက်ချက်ထားသောပစ္စည်းအရေအတွက်များမှာ အမှန်တကယ်သုံးစွဲမည့်အရေအတွက်နှင့် ကွာခြားနိုင်ပါသည်။ သို့အတွက် လိုအပ်ပါက Detail Drawings မှ တွက်ချက်ထားသော Detail Estimate ရရှိပြီးသည့်အခါတွင် ပြန်လည်စိစစ်မှုများဆောင်ရွက်ရန် လိုအပ်ပါသည်။ (Subject to Check)

(၂) Ground Water ထုတ်ယူသုံးစွဲရာတွင် အကန့်အသတ်ရှိလာပြီဖြစ်သောကြောင့် ထိန်းချုပ်သုံးစွဲရန် လိုသောအချိန် ရောက်နေပြီဖြစ်ကြောင်း တင်ပြအပ်ပါသည်။

(၃) သက်ဆိုင်ရာမီးသတ်ဦးစီးဌာနမှချမှတ်ထားသော လမ်းညွှန်ချက်များအတိုင်းလိုက်နာဆောင်ရွက်မည်ဆိုပါက ကန့်ကွက်ရန်မရှိပါကြောင်း တင်ပြအပ်ပါသည်။

လေးစားစွာဖြင့်

(signature) ၁၅/၁၂/၁၈

(အောင်မြင့်)

ဥက္ကဋ္ဌ

မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း

မိတ္တူကို – ညွှန်ကြားရေးမှူးချုပ်၊ ရင်းနှီးမြှုပ်နှံမှုနှင့်ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာန

– အတွင်းရေးမှူး၊ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း MIC Projects Assessment Committee

– Managing Director, Meeyahta Development Ltd

– ရုံးလက်ခံ / မျှောစာတွဲ



Address: MES Building, Hlaing Universities' Campus, Hlaing Township, Yangon 11052, Myanmar.

စဉ်	ပစ္စည်းအမျိုးအမည်	MIC စာအုပ်ပါ အရေအတွက်	BQ တွင်ပါဝင်သော အရေအတွက်	ထောက်ခံတင်ပြသော အရေအတွက်
၁။	Cement	၉၃၀၂၆ Ton	၉၃၀၂၆ Ton	၆၇၈၆၀ Ton
၂။	Rebar	၃၃၂၁၆ Ton	၃၃၂၁၆ Ton	၃၀၈၂၀ Ton
၃။	Binding Wire	၆၆၂၀၃၇ lb	၆၆၂၀၃၇ lb	၆၁၆၄၀၀ lb
၄။	Enamel paint	၁၁၀၄ L	၁၁၀၄ L	၅၀၃ L
၅။	Anti rust paint	၁၁၀၄ L	၁၁၀၄ L	၅၀၃ L
၆။	Water proofing membrane	၁၀၅၆၅၇ m2	၁၀၅၆၅၇ m2	၁၀၀၀၆၈ m2
၇။	Waterproofing additive to concrete	၆၁၅၀ L	၆၁၅၀ L	၅၈၄၃ L
၈။	Steel Stanchion	၅၂၅၈၁၁ kg	၅၂၅၈၁၁ kg	၄၉၉၅၂၀ kg
၉။	Emulsion paint	၅၈၂၅၄ L	၅၈၂၅၄ L	၅၅၃၄၁ L



PENINSULA YANGON LIMITED

APPLICATION FOR INVESTMENT PROPOSAL

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သို့

ဥက္ကဋ္ဌ
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အမှတ် (၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်၊
ရန်ကုန်မြို့။

ရက်စွဲ ။ ၂၀၁၆ ခုနှစ်၊ ဒီဇင်ဘာလ၊ (၁၉) ရက်။

အကြောင်းအရာ။ ။ Peninsula Yangon Limited ၏ International Hotel စီမံကိန်း အဆိုပြုချက်နှင့် စပ်လျဉ်း၍ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီမှပြန်ကြားလာသည့် သဘောထားနှင့်အညီ လိုက်နာဆောင်ရွက်သွားမည်ဖြစ်ပါကြောင်းအစီရင်ခံတင်ပြခြင်း။

ရည်ညွှန်းချက်။

၁) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၈-၁၀-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၆၈/၂၀၁၆ (၉၇၀)

၂) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၀၄-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၆၈/၂၀၁၆ (၁၀၀၃)

၃) ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ၏ (၁၄-၁၂-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ ၁၀၉/၀၁ (၄၅၀၂)/စသက

၁။ အထက်အကြောင်းအရာပါကိစ္စနှင့်ပတ်သက်၍ Peninsula Yangon Limited ("PYL") ၏ နိုင်ငံတကာအဆင့်မီ ကြယ်ငါးပွင့်အဆင့်ရှိ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းများအား B.O.T စနစ်ဖြင့် ဆောင်ရွက်မည့် International Hotel စီမံကိန်းအဆိုပြုချက်နှင့်စပ်လျဉ်း၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီသို့ အထက်ရည်ညွှန်း (၁) နှင့် (၂) ပါစာများအရ သဘောထားမှတ်ချက်တောင်းခံခဲ့မှုအပေါ် ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီမှ အထက်ရည်ညွှန်း(၃)ပါစာဖြင့် သဘောထားမှတ်ချက် ပြန်ကြားလာခဲ့ပါသည်။

၂။ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီမှ ပေးပို့အကြောင်းပြန်ကြားလာသည့် အထက်ရည်ညွှန်း (၃)ပါစာအရ ကျွန်တော်များ Peninsula Yangon Limited သည် ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ၏ သဘောထားမှတ်ချက်နှင့်စပ်လျဉ်း၍ - ကျွန်တော်များ Peninsula Yangon Limited မှ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီသို့ တင်ပြထားရှိသည့် ရှေးဟောင်းအဆောက်အဦအား စနစ်တကျဖြုတ်ယူထိန်းသိမ်းမည့် လုပ်ငန်းစဉ်များအား တင်ပြချက်ပါအတိုင်း နိုင်ငံခြားနှင့် ပြည်တွင်းမှ

အတွေ့အကြုံရင့်ကျက်သည့် ပညာရှင်များ၊ အင်ဂျင်နီယာများနှင့် ဆောင်ရွက်သွားမည်ဖြစ်ပါကြောင်း နှင့် အထပ်မြင့်အဆောက်အအုံတည်ဆောက်ရေးစီမံကိန်းများ ကြီးကြပ်စစ်ဆေးရေးပညာရှင်များအဖွဲ့မှ ခွင့်ပြုထားသည့် Deep Excavation လုပ်ငန်းနှင့် Bored Piling လုပ်ငန်းများအား ခွင့်ပြုချက်နှင့်အညီ ဆက်လက်လုပ်ဆောင်သွားမည်ဖြစ်ပါကြောင်း အတည်ပြုတင်ပြအပ်ပါသည်။

လေးစားစွာဖြင့်

(ဦးသိမ်းဝေ)

ဥက္ကဋ္ဌ

Peninsula Yangon Limited

မိတ္တူကို

- ဦးဆောင်ညွှန်ကြားရေးမှူး၊ မြန်မာ့မီးရထား၊ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန
- ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ
- ရုံးလက်ခံ

သို့

ဥက္ကဋ္ဌ
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အမှတ် (၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်၊
ရန်ကုန်မြို့။

ရက်စွဲ ။ ၂၀၁၆ ခုနှစ်၊ ဒီဇင်ဘာလ၊ (၁၉) ရက်။

အကြောင်းအရာ။ ။ Peninsula Yangon Limited ၏ International Hotel စီမံကိန်း အဆိုပြုချက်နှင့် ပတ်သက်၍ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းမှ ပြန်ကြားလာသည့် သဘောထားနှင့် အညီ လိုက်နာဆောင်ရွက်သွားမည်ဖြစ်ပါကြောင်း အစီရင်ခံတင်ပြခြင်း။

ရည်ညွှန်းချက်။

၁) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၈-၁၀-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၆၈/၂၀၁၆ (၉၇၀)
၂) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၀၄-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၆၈/၂၀၁၆ (၁၀၀၃)
၃) မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၏ (၁၇-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မအသ/MIC/၀၈၆၅/၂၀၁၆
၄) မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၏ (၀၆-၁၂-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မအသ/MIC/၀၈၉၀/၂၀၁၆
၅) မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၏ (၁၅-၁၂-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မအသ/MIC/၀၉၁၅/၂၀၁၆

၁။ အထက်အကြောင်းအရာပါကိစ္စနှင့်ပတ်သက်၍ ကျွန်တော်များ Peninsula Yangon Limited ("PYL") ၏ နိုင်ငံတကာအဆင့်မီ ကြယ်ငါးပွင့်အဆင့်ရှိ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းများအား B.O.T စနစ်ဖြင့် ဆောင်ရွက်မည့် International Hotel စီမံကိန်းအဆိုပြုချက်နှင့်စပ်လျဉ်း၍၊ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းသို့ အထက်ရည်ညွှန်း (၁) နှင့် (၂) ပါစာများအရ သဘောထားမှတ်ချက် တောင်းခံခဲ့ရာ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းမှ အထက်ရည်ညွှန်း (၄)ပါစာဖြင့် သဘောထားမှတ်ချက် ပြန်ကြားလာခဲ့ပါသည်။

၂။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းမှ ပေးပို့အကြောင်းကြားလာသည့် အထက်ရည်ညွှန်း (၄)ပါစာအရ ကျွန်တော်များ Peninsula Yangon Limited သည် မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၏ သဘောထား မှတ်ချက်နှင့်စပ်လျဉ်း၍ အောက်ဖော်ပြပါအချက်များအား လိုက်နာဆောင်ရွက်မည်ဖြစ်ကြောင်း တင်ပြအပ် ပါသည်။

(က) ကျွန်တော်များ Peninsula Yangon Limited ဘက်မှတင်ပြသော ပုံစံ၊ ဒီဇိုင်းများသည် အမှန်တကယ်တည်ဆောက်မည့် ပုံစံ၊ ဒီဇိုင်းများနှင့် ကွဲလွဲမှုရှိမည်မဟုတ်ကြောင်းနှင့် စီမံကိန်းလုပ်ငန်းတည်ဆောက်မှုတွင် စံချိန်စံညွှန်းမီတည်ဆောက်ရေးပစ္စည်းများ အသုံးပြု၍ တည်ဆောက်သွားမည်ဖြစ်ပါကြောင်း ကတိပြုတင်ပြအပ်ပါသည်။

(ခ) Ground Water ထုတ်ယူသုံးစွဲရာတွင် မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၏ လမ်းညွှန်ချက် အတိုင်း ထိန်းချုပ်သုံးစွဲသွားမည်ဖြစ်ပါကြောင်း ကတိပြုတင်ပြအပ်ပါသည်။

(ဂ) သက်ဆိုင်ရာမီးသတ်ဦးစီးဌာနမှချမှတ်ထားသော လမ်းညွှန်ချက်များအတိုင်း လိုက်နာဆောင်ရွက်မည်ဖြစ်ပါကြောင်းကတိပြုတင်ပြအပ်ပါသည်။

၃။ သို့ဖြစ်ပါ၍ ကျွန်တော်များ Peninsula Yangon Limited ၏ အဆိုပြုလွှာပါ BoQ and Import List ပစ္စည်းအရေအတွက်စာရင်းများအားမြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၏ သဘောထားပြန်ကြားစာပါအရေအတွက်များအတိုင်း ပြန်လည်ပြင်ဆင်ပြုစု၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ပေးပို့တင်ပြ အပ်ပါသည်။

လေးစားစွာဖြင့်

(ဦးသိမ်းဝေ)
ဥက္ကဋ္ဌ
Peninsula Yangon Limited

မိတ္တူကို

- ညွှန်ကြားရေးမှူးချုပ်၊ ရင်းနှီးမြှုပ်နှံမှုနှင့်ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာန
- အတွင်းရေးမှူး၊ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း MIC Project Assessment Committee
- Managing Director, Meeyahta Development Ltd.
- ရုံးလက်ခံ



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန
ဝန်ကြီးရုံး

စာအမှတ်၊ ရထ-၂/ရန(MIHL)/၂၀၁၆(၂၉၅၈)

ရက် စွဲ၊ ၂၀၁၆ခုနှစ်၊ ဒီဇင်ဘာလ ၁၄ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

အကြောင်းအရာ။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆) ကြိမ်မြောက်အစည်းအဝေးဆုံးဖြတ်ချက်နှင့်အညီ ပြင်ဆင်တင်ပြခြင်း

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ ၂၀၁၆ ခုနှစ်၊ အောက်တိုဘာလ(၂၅)ရက်စွဲပါစာအမှတ်၊ မရက-၄/န-၀၆၈/၂၀၁၆(၉၈၀)

၁။ ရန်ကုန်မြို့၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်းပေါ်ရှိ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦကို ရှေးမူမပျက် ထိန်းသိမ်းပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ်တည်ဆောက်မည့် နိုင်ငံတကာအဆင့်မီ ဟိုတယ်စီမံကိန်းလုပ်ငန်းနှင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်း၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့်နှင့်စပ်လျဉ်း၍ အဆိုပြုလွှာတင်ပြခဲ့ခြင်းအပေါ် Meeyahta Development Limited (MDL)မှ အကောင်အထည်ဖော်ဆောင်ရွက်မည့် ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ် ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ (၉.၆၈)ဧကအနက် မြေဧရိယာ (၆.၃၆)ဧကတွင် BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်း၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော စီမံကိန်းနှင့်ပတ်သက်၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်က ရင်းနှီးမြှုပ်နှံမှု လုပ်ငန်းအသစ်အဖြစ် ဆောင်ရွက်ရန် လက်ခံနိုင်သည့် လုပ်ငန်းဖြစ်ပါကြောင်းနှင့် အဆိုပြုချက်စိစစ်ရေး အဖွဲ့၏ (၃၈/၂၀၁၆)ကြိမ်မြောက်အစည်းအဝေးမှ ဆုံးဖြတ်ခဲ့သည့် အောက်ဖော်ပြပါ ဆုံးဖြတ်ချက်များနှင့်အညီ ပြင်ဆင်ပြီး ပြန်လည်တင်ပြရန် ရည်ညွှန်းပါစာဖြင့် အကြောင်းကြားခဲ့ပါသည်-

(က) Meeyahta International Hotel Limited နှင့် အက်(ဖ်)အမ်အိုင်ဆင်ဒီကေးရှင်းလီမိတက်တို့သို့ ထုတ်ပေးထားသည့် ကော်မရှင်၏ ခွင့်ပြုမိန့်အမှတ် (၁၈၀/၁၉၉၃)နှင့် (၁၀၅/၁၉၉၅)တို့အား ပြန်လည်အပ်နှံရန်။

(ခ) Investment Structure တင်ပြရန်နှင့် လုပ်ငန်းအမျိုးအစားပြင်ဆင်တင်ပြရန်။

(ဂ) ဟိုတယ်အခန်းအရေအတွက်၊ အမျိုးအစား၊ ငှားရမ်းခနှုန်းတင်ပြရန်။

(ဃ) လုပ်ငန်းဆောင်ရွက်မည့် မြေနေရာအသုံးပြုခွင့်နှင့် လုပ်ငန်းဆောင်ရွက်ခွင့်တို့အပေါ် စီးပွားရေးရာကော်မတီ၊ ပြည်ထောင်စုအစိုးရအဖွဲ့တို့မှ ခွင့်ပြုသည့် အထောက်အထားများတင်ပြရန်။

(င) Deed of Assignment အပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထားမှတ်ချက်တင်ပြရန်။

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လျှို့ဝှက်



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်

ပြည်ထောင်စုအစိုးရအဖွဲ့

စီးပွားရေးရာကော်မတီ

စာအမှတ်၊ စီးပွားကော်မတီ/အစိုးရအဖွဲ့(၉ /၂၀၁၆)

ရက်စွဲ၊ ၂၀၁၆ ခုနှစ် ဇွန်လ ၂၁ ရက်

သို့

ပြည်ထောင်စုအစိုးရအဖွဲ့ရုံး

အကြောင်းအရာ။ စီးပွားရေးရာကော်မတီ (၃ / ၂၀၁၆)၏ မှတ်တမ်း ကောက်နုတ်ချက် တင်ပြခြင်းကိစ္စ

၁။ စီးပွားရေးရာ ကော်မတီ အစည်းအဝေး အမှတ်စဉ် (၃ / ၂၀၁၆) ကို ၂၀-၆-၂၀၁၆ ရက်နေ့ (တနင်္လာနေ့) တွင် နိုင်ငံတော်သမ္မတ အိမ်တော်(ဘီ)ဆောင်၊ သမ္မတရုံးဝန်ကြီးဌာန အစည်းအဝေးခန်းမ ၌ ကျင်းပပြုလုပ်ခဲ့ပါသည်။

၂။ အဆိုပါအစည်းအဝေး၌ ဆွေးနွေးခဲ့သည့် အကြောင်းအရာများ၏ ကောက်နုတ်ချက်များကို သိရှိနိုင်ပါရန် ပူးတွဲပါဖော်ပြပါအတိုင်း တင်ပြအပ်ပါသည်။

အတွင်းရေးမှူး
စီးပွားရေးရာကော်မတီ

မိတ္တူကို
နိုင်ငံတော်သမ္မတရုံး
ပြည်ထောင်စုလွှတ်တော်ရုံး
သာသနာရေးနှင့်ယဉ်ကျေးမှုဝန်ကြီးဌာန
စိုက်ပျိုးရေး၊ မွေးမြူရေး နှင့် ဆည်မြောင်း ဝန်ကြီးဌာန
ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန
လျှပ်စစ်နှင့် စွမ်းအင်ဝန်ကြီးဌာန
စက်မှုဝန်ကြီးဌာန
စီးပွားရေးနှင့်ကူးသန်းရောင်းဝယ်ရေးဝန်ကြီးဌာန

လျှို့ဝှက်

၂

ပညာရေးဝန်ကြီးဌာန

စီမံကိန်းနှင့် ဘဏ္ဍာရေး ဝန်ကြီးဌာန

ဆောက်လုပ်ရေးဝန်ကြီးဌာန

လူမှုဝန်ထမ်း၊ ကယ်ဆယ်ရေးနှင့် ပြန်လည်နေရာချထားရေးဝန်ကြီးဌာန

ဟိုတယ်နှင့်ခရီးသွားလာရေးဝန်ကြီးဌာန

ပြည်ထောင်စုစာရင်းစစ်ချုပ်ရုံး

စီးပွားရေးရာကော်မတီအဖွဲ့ဝင်(အားလုံး)

မျှော်စာ



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန
ဝန်ကြီးရုံး

စာအမှတ်၊ ရထ-၂/ရန(MIHL)/၂၀၁၆(၂၈၆၂)
ရက် စွဲ၊ ၂၀၁၆ခုနှစ်၊ ဒီဇင်ဘာလ ၇ ရက်

သို့

ပြည်ထောင်စုရှေ့နေချုပ်ရုံး

အကြောင်းအရာ။ ဥပဒေကြောင်းအရ စိစစ်ပြန်ကြားပေးပါရန်ကိစ္စ

၁။ ရန်ကုန်မြို့၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်းပေါ်ရှိ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦကို ရှေးမူမပျက် ထိန်းသိမ်းပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ်တည်ဆောက်မည့် နိုင်ငံတကာအဆင့်မီ ဟိုတယ်စီမံကိန်းလုပ်ငန်းနှင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်း၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့်နှင့်စပ်လျဉ်း၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၂-၇-၂၀၁၆)ရက်စွဲပါစာအမှတ်၊ မရက-၄/န-ထွေ/၂၀၁၆(၇၆၃)ဖြင့် ကြိုတင်လက်မှတ်ရေးထိုးရန် ခွင့်ပြုချက်အရ (၂၃-၇-၂၀၁၆)ရက်နေ့တွင် မြန်မာ့မီးရထားနှင့် MIHL ကုမ္ပဏီတို့ 2016 Build Operate and Transfer Contract No-1 (International Hotel Project), 2016 Build Operate and Transfer Contract No-2 (Land Mark Project), 2016 Master Land Lease N0-1 (International Hotel Project), 2016 Master Land Lease N0-2 (Land Mark Project) စာချုပ်များအား သဘောတူလက်မှတ်ရေးထိုးခဲ့ပါသည်။

၂။ အဆိုပါ စီမံကိန်းများကို အကောင်အထည်ဖော် ဆောင်ရွက်ခွင့်နှင့်ပတ်သက်၍ ချုပ်ဆိုခဲ့သည့် စာချုပ်များဖြစ်သည့် 2016 BOT Contract 1,2၏ အပိုဒ် 2(b), 2(c) နှင့် 2016 Master Land Lease 1,2၏ အပိုဒ် 1(b), 1(c) တို့အရ International Hotel စီမံကိန်းနှင့် Land Mark စီမံကိန်းများကို အကောင်အထည်ဖော်ဆောင်ရွက်မည့် Joint Venture ကုမ္ပဏီများ တည်ထောင်ခွင့်ရရှိပြီးသည့်အချိန်တွင် Joint Venture ကုမ္ပဏီများဖြစ်ကြသော Peninsula Yangon Limited နှင့် Meeyahta Development Limited တို့၏ အဆိုပြုလွှာများကို မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ တင်ပြခဲ့ရာ (၁၇-၁၀-၂၀၁၆) ရက်နေ့တွင် ကျင်းပပြုလုပ်သော မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၊ အဆိုပြုချက် စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆) ကြိမ်မြောက်အစည်းအဝေးမှ ဆုံးဖြတ်ခဲ့ရာတွင် Deed of Assignment များအပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထားမှတ်ချက်ဖြင့် ပြန်လည်တင်ပြရန် အချက်ပါဝင်ခဲ့ပါသည်။ (နောက်ဆက်တွဲ "က၊ ခ"တို့ဖြင့် ဖော်ပြအပ်ပါသည်)

၃။ အဆိုပါ အစည်းအဝေးဆုံးဖြတ်ချက်အရ Joint Venture ကုမ္ပဏီများဖြစ်ကြသော Peninsula Yangon Limited နှင့် Meeyahta Development Limited တို့မှ အထက်ပါ BOT စာချုပ်များနှင့်

စဥ်	ပေါင်းစပ်သည့်ဝန်ကြီးဌာန	အကြောင်းအရာ	ဆုံးဖြတ်ချက်
(၅)	ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေး ဝန်ကြီးဌာန	မိမိဝင်ငွေဖြင့် ရပ်တည်သည့် နိုင်ငံပိုင် စီးပွားရေးအဖွဲ့ အစည်းဖြစ်သော မြန်မာအမျိုးသားလေကြောင်း ဖွံ့ဖြိုးတိုး တက်ရေးအတွက် ဝန်ထုပ်ဝန်ပိုး ဖြစ်ပေါ်နေသည့် အငြိမ်း စားလစာ စရိတ်များနှင့် ပြည်ပကြွေးမြီများအား နိုင်ငံတော်က တာဝန်ယူ ဆောင်ရွက်ပေးရန် တင်ပြခြင်းကိစ္စ	ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန နှင့် စီမံကိန်းနှင့် ဘဏ္ဍာရေးဝန်ကြီးဌာနတို့ ညှိနှိုင်း ဆောင်ရွက်သွားရန် နှင့် အငြိမ်းစားလစာ စရိတ်များ ကို စီမံကိန်း နှင့်ဘဏ္ဍာရေးဝန်ကြီးဌာနမှ တာဝန်ယူ ပေးနိုင်သည့်ငွေပမာဏကိုသာတောင်းခံရန်ဖြစ်ပါသည်။
၆။	ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေး ဝန်ကြီးဌာန	မြန်မာအမျိုးသား လေကြောင်းမှ လေယာဉ်များ ငှားရမ်း/ ဝယ်ယူရန် ကနဦးရင်းနှီးမြှုပ်နှံမှု လိုအပ်ငွေကို ပို့ဆောင်ရေး နှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ စီးပွားရေး အဖွဲ့အစည်းများ၏ ဘဏ္ဍာ ရန်ပုံငွေမှ ခေတ္တထုတ်ချေးခွင့် ပြုနိုင်ရေး ကိစ္စ	ပြည်ထောင်စုအစိုးရအဖွဲ့ အစည်းအဝေးသို့ တင်ပြ ရန် ဖြစ်ပါသည်။
(၇)	ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီး ဌာန	မြန်မာ့မီးရထားရုံးချုပ် ဟောင်းအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့်ဟိုတယ် တည်ဆောက်ခြင်း နှင့် ခေတ်မီရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်ခြင်း စီမံကိန်း ဆက်လက် ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြခြင်း	မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပြန်လည် တင်ပြရန် ဖြစ်ပါသည်။
(၈)	ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီး ဌာန	2600MHz လှိုင်းနှုန်းစဉ် လေလံအတွက် နယ်မြေ (၃)ခုကို အခြေခံ၍ နယ်မြေ (၁)ခုစီ အလိုက် ကြမ်းခင်းဈေး (Reserved Price)၊ လေလံ အောင်မြင်ပြီး ပျက်ကွက်ပါက ပေးဆောင် ရမည့် အာမခံကြေးငွေ(Bid Deposit) နှင့် လုပ်ငန်း အာမခံကြေး(Performance Bond) ကို လေလံ ကြမ်း	ပြည်ထောင်စုအစိုးရအဖွဲ့ အစည်းအဝေးသို့ တင်ပြ ရန် ဖြစ်ပါသည်။

သို့

ပြည်ထောင်စုဝန်ကြီးရုံး

သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန

ရက်စွဲ။ ။၂၀၁၆ ခုနှစ်၊ ဒီဇင်ဘာလ၊ (၇) ရက်။

အကြောင်းအရာ။ ။ Peninsula Yangon Limited ၏ ESIA အစီရင်ခံစာပေးပို့တင်ပြခြင်း။

ရည်ညွှန်းချက်။

၁) မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်၏ (၁၈-၁၀-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက- ၄/ န-၀၆၈/ ၂၀၁၆ (၉၆၁)

၂) မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်၏ (၃-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက- ၄/ န-၀၆၈/ ၂၀၁၆ (၉၉၈)

၃) ရင်းနှီးမြှုပ်နှံမှုဌာနဆိုင်ရာ ပူးပေါင်းလုပ်ငန်းအဖွဲ့၊ ရန်ကုန်မြို့၏ (၈-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ ၀၁၁/ MIC(OSS)/ ၀၁ (၂၄၀/၁၆)

၄) ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန၏ (၄-၁၀-၂၀၁၆) ရက်စွဲပါစာအမှတ်၊ ရထ-၂ / ရန MIC / ၂၀၁၆ (၂၂၆၃)

၅) မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်၏ (၁၁-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက- ၄/ န-၀၆၈/ ၂၀၁၆ (၁၀၁၇)

၁။ အထက်အကြောင်းအရာပါကိစ္စနှင့်ပတ်သက်၍၊ ကျွန်တော်များ Peninsula Yangon Limited ("PYL") ၏ B.O.T စနစ်ဖြင့် နိုင်ငံတကာအဆင့်မီ ကြယ်ငါးပွင့်အဆင့်ရှိ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းများဆောင်ရွက်ရန် အတွက် ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေး ဝန်ကြီးဌာနမှတစ်ဆင့် အဆိုပြုလွှာတင်ပြလာခြင်းနှင့်စပ်လျဉ်း၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်အဆိုပြုချက်စိစစ်ရေးအဖွဲ့သည် ရင်းနှီးမြှုပ်နှံမှုဌာနဆိုင်ရာပူးပေါင်းလုပ်ငန်း အဖွဲ့၊ သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန၏ သဘောထားမှတ်ချက်နှင့်အညီ လိုက်နာဆောင်ရွက်ရန်နှင့် ဆောင်ရွက်မည့်အစီအစဉ်များအား သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်း ရေးဝန်ကြီးဌာနသို့ တိုက်ရိုက်အစီရင်ခံတင်ပြရန် အထက်ရည်ညွှန်း(၅)ပါစာဖြင့် အကြောင်းကြားပေးပို့ခဲ့ပါ သည်။

၂။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့မှ အကြောင်းကြားပေးပို့ခဲ့သည့် အထက် ရည်ညွှန်း(၅) ပါစာအရ ကျွန်တော်များ Peninsula Yangon Limited ("PYL") သည် ရင်းနှီးမြှုပ်နှံမှုဌာန

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန
ဝန်ကြီးရုံး

စာအမှတ်၊ ရထ-၂ / ရန (MIC)/၂၀၁၆ (၂၁၄၃)
ရက် စွဲ၊ ၂၀၁၆ ခုနှစ်၊ အောက်တိုဘာလ ၄ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

အကြောင်းအရာ။ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ထိန်းသိမ်း ပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ် တည်ဆောက်မည့် နိုင်ငံတကာ အဆင့်မီ ဟိုတယ်စီမံကိန်းလုပ်ငန်းနှင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့် လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့်ပြုပါရန်တင်ပြခြင်း

ရည် ညွှန်း ချက် ။ (၁) ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ ဝန်ကြီးရုံး၏ ၂၀၁၆ ခုနှစ်၊ ဇွန်လ (၂၈)ရက်စွဲပါစာအမှတ်၊ ရထ-၂/ရန (MIC)/၂၀၁၆ (၁၄၆၁)

(၂) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၂၀၁၆ ခုနှစ်၊ ဇူလိုင်လ (၂၀) ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၆၈/၂၀၁၆(၇၈၂)

၁။ ရန်ကုန်မြို့၏ ဗဟိုအချက်အချာ အကျဆုံးနှင့် အသုံးဝင်တန်ဘိုး အမြင့်ဆုံးဖြစ်သော မြန်မာ့မီးရထားပိုင်မြေနေရာများဖြစ်သည့် MIHL အသုံးပြုမြေဧရိယာ(၉.၃၇)ဧကနှင့် FMI အသုံးပြုမြေဧရိယာ (၀.၃၁)ဧက နှစ်ရပ်ပေါင်း(၉.၆၈)ဧကပေါ်တွင် မြန်မာ့မီးရထား ရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက်ပြုပြင်၍ ကြယ်ငါးပွင့် ဟိုတယ်တည်ဆောက်ခြင်းနှင့် ခေတ်မီရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်ခြင်းစီမံကိန်းအား နိုင်ငံတော်နှင့် ဌာနအတွက် ဝင်ငွေရရှိနိုင်ခြင်း၊ အလုပ်အကိုင်အခွင့်အလမ်းများ ပေါ်ပေါက်လာနိုင်ခြင်း၊ မဟာရန်ကုန်မြို့ပြဖွံ့ဖြိုးရေးစီမံကိန်း၏ အရေးကြီးအစိတ်အပိုင်းတစ်ခုအဖြစ် ပေါ်ပေါက်လာနိုင်ခြင်းစသော အကျိုးရလဒ်များရရှိနိုင်ရန်အတွက် ဆက်လက်ဆောင်ရွက်ခွင့်ပြုပါရန် စာချုပ်(မူကြမ်း)များနှင့်တကွ ရည်ညွှန်း(၁)ပါစာဖြင့် အဆိုပြုတင်ပြခဲ့ခြင်းအပေါ် အောက်ဖော်ပြပါအချက်များ ပူးတွဲတင်ပြရန်လိုအပ်ကြောင်း မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ရည်ညွှန်း(၂)ပါစာဖြင့် ပြန်ကြားလာပါသည်-

(က) ကုမ္ပဏီမှ ပူးတွဲတင်ပြလာသည့် အဆိုပြုချက်တွင် နိုင်ငံတကာအဆင့်မီ ဟိုတယ်လုပ်ငန်းတစ်ခုတည်းအတွက်သာဖြစ်ပြီး ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၏ တင်ပြစာတွင် ဖော်ပြပါရှိသည့် လုပ်ငန်းအမျိုးအစားမှာ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက်ပြုပြင်၍ ကြယ်ငါးပွင့် ဟိုတယ်

တည်ဆောက်ခြင်းနှင့် ခေတ်မီရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်မည့် Redevelopment စီမံကိန်းဟု လုပ်ငန်းအမျိုးအစား (၂)မျိုး ဖော်ပြထားပါသဖြင့် ကွဲလွဲနေမှုအား ပြန်လည်စိစစ်တင်ပြရန်၊

(ခ) မြန်မာ့မီးရထားထံမှ B.O.T စနစ်ဖြင့် မြေငှားရမ်းချုပ်ဆိုမည့် ကုမ္ပဏီမှာ Meeyahta International Hotel Limited ဖြစ်သဖြင့် Peninsula Yangon Limited မှ ထပ်ဆင့် မြေငှားရမ်းပြီး လုပ်ငန်းဆောင်ရွက်မည်ဆိုပါကSub-Lease Agreement (မူကြမ်း)ပူးတွဲတင်ပြရန်၊

(ဂ) Project တစ်ခုချင်းစီအလိုက် စီးပွားရေးဆိုင်ရာ တွက်ချက်မှု၊ ငွေရေးကြေးရေး ဆိုင်ရာ အထောက်အထား၊ ဆောက်လုပ်မည့် အဆောက်အဦဒီဇိုင်း၊ Conceptual Plan များပါဝင်သော ပြည့်စုံသည့် အဆိုပြုချက်ပြုစု၍ တင်ပြပေးရန်၊

(ဃ) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ခွင့်ပြုမိန့် ရယူ၍ ဆောင်ရွက်လျက်ရှိသော MIHL ကုမ္ပဏီ၏ ခွင့်ပြုမိန့်အမှတ် ၁၈၀/၁၉၉၃ (၅-၈-၁၉၉၃)နှင့် FMI ကုမ္ပဏီ၏ ခွင့်ပြုမိန့်အမှတ် ၁၀၅/၁၉၉၅ (၈-၅-၁၉၉၅) ခွင့်ပြုမိန့် (၂)ခုအား ပြန်လည်အပ်နှံခြင်း ကိစ္စရပ်ကို လုပ်ထုံးလုပ်နည်းနှင့်အညီဆောင်ရွက်ရန်၊

(င) လုပ်ငန်းစီမံကိန်းနှစ်ခုအတွက် အဆိုပြုချက်နှစ်ရပ်အား သီးခြားစီခွဲခြား၍ ပြန်လည် တင်ပြရန်။

၂။ အဆိုပါကိစ္စနှင့်ပတ်သက်၍ အောက်ပါအတိုင်း ရှင်းလင်းတင်ပြအပ်ပါသည်-

(က) MIHL ကုမ္ပဏီသို့ ခွင့်ပြုပေးခဲ့သည့် မြေဧရိယာ (၉.၃၇)ဧကနှင့် FMI အဆောက်အဦ မြေနေရာ(၁.၃၁)ဧက၊ နှစ်ရပ်ပေါင်း(၉.၆၈)ဧကတွင် စီမံကိန်းအမျိုးအစား (၂)မျိုးပါဝင်ပါသည်-

(၁) မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ထိန်းသိမ်း ပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ် တည်ဆောက်မည့် နိုင်ငံတကာ အဆင့်မီဟိုတယ်စီမံကိန်း (International Hotel Project)အတွက် Peninsula Yangon Limited မှ အကောင်အထည်ဖော်ဆောင်ရွက်ပါမည်၊(အဆိုပြုလွှာအား နောက်ဆက်တွဲ "က"ဖြင့် တင်ပြအပ်ပါသည်။)

(၂) ခေတ်မီရုံးခန်း၊ အဆင့်မြင့် လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်းများ၊ ဟိုတယ်များ၊ ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦများပါဝင်သော စီမံကိန်း(Landmark Project)အတွက် Meeyahta Development Limited မှ အကောင်အထည်ဖော် ဆောင်ရွက်ပါမည်။(အဆိုပြုလွှာများအား နောက်ဆက်တွဲ "ခ"၊"ခ-၁"၊"ခ-၂" တို့ဖြင့် တင်ပြအပ်ပါသည်။)

(ခ) စီမံကိန်းလုပ်ငန်းအမျိုးအစား တစ်ခုချင်းစီအတွက် အောက်ဖော်ပြပါ ရင်းနှီးမြှုပ်နှံမှုများ ပါဝင်ပါသည်-

(၁) International Hotel Project အတွက် The Hong Kong & Shanghai Hotel Limited၊ Yangon Strategic Investments Limited and First Myanmar Investments Co., Ltd. တို့မှ ရင်းနှီးမြှုပ်နှံကြမည် ဖြစ်ပါသည်၊

(၂) Landmark Project စီမံကိန်းအတွက် Yoma Strategic Investments Co., Ltd., First Myanmar Investments Co., Ltd., Mitsubishi Corporation, Mitsubishi Estate Co., Ltd., International Finance Corpiration and The Asia Development Bank တို့မှ ရင်းနှီးမြှုပ်နှံကြမည် ဖြစ်ပါသည်။

(ဂ) အဆိုပါစီမံကိန်း တစ်ခုချင်းစီအတွက် BOT စာချုပ်နှင့် မြေငှားစာချုပ်များအား ကြိုတင်လက်မှတ်ရေးထိုးချုပ်ဆိုခွင့်ပြုပါရန် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ တင်ပြခဲ့ပြီး ကော်မရှင်၏ ၂၀၁၆ ခုနှစ်၊ ဇူလိုင်လ(၁၂)ရက်နေ့စွဲပါစာဖြင့် သဘောတူခွင့်ပြုချက်အရ စာချုပ်များ လက်မှတ်ရေးထိုးခြင်းကို ၂၀၁၆ ခုနှစ်၊ ဇူလိုင်လ(၂၃)ရက်နေ့တွင် လက်မှတ်ရေးထိုးခဲ့ပြီး ဖြစ်ပါသည်၊

(ဃ) နိုင်ငံတကာအဆင့်မီ ဟိုတယ်စီမံကိန်း International Hotel Project အတွက် MIHL ၏ International Hotel JV ဖြစ်သော Peninsula Yangon Limited သို့လည်းကောင်း၊ Landmark Project အတွက် MIHL ၏ Landmark JV ဖြစ်သော Meeyahta Development Limited သို့လည်းကောင်း လွှဲပြောင်းဆောင်ရွက်မည်ဖြစ်ပါသည်၊ မြေငှားစာချုပ် 2016 Master Land Lease No 1 အပိုဒ် 1(b)နှင့် 2016 Master Land Lease No 2 အပိုဒ် 1(b)တို့တွင် ထည့်သွင်းဖော်ပြချက်အရ MIHL နှင့် Peninsula Yangon Limited တို့အကြား Deed of Assignment (၁)ခုဖြင့်လည်းကောင်း၊ MIHL နှင့် Meeyahta Development Limited တို့အကြား Deed of Assignment (၁)ခုဖြင့်လည်းကောင်း ချုပ်ဆိုဆောင်ရွက်သွားမည်ဖြစ်ပါသည်၊ (စာချုပ်မူကြမ်းများအား နောက်ဆက်တွဲ "ဂ"၊ "ဃ"တို့ဖြင့် တင်ပြအပ်ပါသည်။)

(င) နိုင်ငံတကာအဆင့်မီစီမံကိန်းရင်းနှီးမြှုပ်နှံမှုများအနေဖြင့် စီးပွားရေးဆိုင်ရာ တွက်ချက်မှုနှင့် ငွေရေးကြေးရေးအထောက်အထားများဖြစ်သော Bank Reference Letters နှင့် Audited Accounts များကို Peninsula Yangon Limited မှ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ တင်ပြသည့် အဆိုပြုလွှာတွင် ထည့်သွင်းထားပြီးဖြစ်ပါသည်။ Landmark စီမံကိန်း ရင်းနှီးမြှုပ်နှံသူများ၏ ဘဏ္ဍာရေးဆိုင်ရာအချက်အလက်များကို အဆိုပြုလွှာနှင့်အတူ ပူးတွဲတင်ပြအပ်ပါသည်၊

(စ) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ခွင့်ပြုမိန့်ဖြင့် ဆောင်ရွက်လျက်ရှိသော Meeyahta International Hotel Limited နှင့် FMI တို့၏ လုပ်ငန်းခွင့်ပြုမိန့်များကို အဆိုပြုလွှာတင်ပြသည့် ခွင့်ပြုမိန့်ရရှိချိန်တွင် လုပ်ထုံးလုပ်နည်းနှင့်အညီ ပြန်လည်အပ်နှံသွားမည်ဖြစ်ပါသည်။

၃။ သို့ဖြစ်ပါ၍ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ထိန်းသိမ်းပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ် တည်ဆောက်မည့် နိုင်ငံတကာအဆင့်မီ ဟိုတယ်စီမံကိန်းလုပ်ငန်းနှင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်း၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့် ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦများပါဝင်သော စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့်ပြုပါရန် အဆိုပြုလွှာများနှင့်အတူ တင်ပြအပ်ပါသည်။

(signature)

ပြည်ထောင်စုဝန်ကြီး(ကိုယ်စား)
ဝင်းခန့်-အမြဲတမ်းအတွင်းဝန်

မိတ္တူ
- မြန်မာ့မီးရထား



မြန်မာ့မီးရထား

စီးပွားရေးဌာန

စာအမှတ်၊ စီးပွား (စမ-၈)(၁၆၁၅ /၂၀၁၆)MIHL

ရက်စွဲ ၊ ၂၀၁၆ ခုနှစ်၊ ဩဂုတ်လ ၃ ရက်

သို့

ဥက္ကဋ္ဌ

Meeyahta International Hotel Limited

အကြောင်းအရာ။ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်းအား ရှေးမူမပျက်ပြုပြင်၍ ကြယ်ငါးပွင့်ဟိုတယ်တည်ဆောက်ခြင်းနှင့် ခေတ်မီရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်မည့် Redevelopment စီမံကိန်းနှင့်ပတ်သက်၍ အကြောင်းကြားခြင်း

ရည်ညွှန်းချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၂၀.၇.၂၀၁၆ ရက်စွဲပါစာအမှတ်၊ ရက-၄/န-၀၆၈/၂၀၁၆(၇၈၂)

၁။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ခွင့်ပြုမိန့်အမှတ် ၀၈၀/၁၉၉၃(၅.၈.၁၉၉၃)ဖြင့် Meeyahta International Hotel Limited သို့ ခွင့်ပြုပေးခဲ့သည့် ဟိုတယ်လုပ်ငန်း၏ မြေနေရာဖြစ်သော ရန်ကုန်မြို့ ဗိုလ်ချုပ်အောင်ဆန်းလမ်းပေါ်ရှိ မြန်မာ့မီးရထား ရုံးချုပ်အဆောက်အဦ အပါအဝင် မြန်မာ့မီးရထားပိုင် အသုံးပြုမြေဧရိယာ(၉.၃၇)ဧကနှင့် ခွင့်ပြုမိန့်အမှတ် ၀၀၅/၁၉၉၅ (၈.၅.၁၉၉၅)ဖြင့် အက်(ဖ်)အမ်အိုင်ဆင်ဒီကေးရှင်းလီမိတက်သို့ ခွင့်ပြုပေးခဲ့သည့် အက်(ဖ်)အမ်အိုင် စင်တာ အဆောက်အဦဆောက်လုပ်ပြီး ဆိုင်ခန်းနှင့်ရုံးခန်းများငှားရမ်းခြင်းလုပ်ငန်း၏ အသုံးပြုမြေ ဧရိယာ(၀.၃၁)ဧကနှစ်ရပ်ပေါင်း စုစုပေါင်း(၉.၆၈)ဧကပေါ်တွင် ရာခိုင်နှုန်းပြည့် နိုင်ငံခြားရင်းနှီး မြှုပ်နှံမှုဖြင့် Peninsula Yangon Limited မှ မြန်မာ့မီးရထားရုံးချုပ် အဆောက်အဦဟောင်းအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့်ဟိုတယ်တည်ဆောက်ခြင်းနှင့် ခေတ်မီရုံးခန်း၊ အဆောက်အဦများ

ဆောက်လုပ်မည့် Redevelopmentစီမံကိန်းဆောင်ရွက်ရန် အဆိုပြုချက်အား မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ပေးပို့ခဲ့ရာ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်က ရည်ညွှန်းပါစာဖြင့် အဆိုပြုချက်တွင်ပါဝင်ရမည့် အချက်အလက်များ ပူးတွဲတင်ပြရန် အောက်ပါအတိုင်း အကြောင်းကြားလာပါသည်-

(က) ကုမ္ပဏီမှ ပူးတွဲတင်ပြသည့် အဆိုပြုချက်တွင် နိုင်ငံတကာအဆင့်မီ ဟိုတယ်လုပ်ငန်းတစ်ခုတည်းအတွက်သာဖြစ်ပြီး ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၏ တင်ပြစာတွင် ဖော်ပြပါရှိသည့် လုပ်ငန်းအမျိုးအစားမှာ မြန်မာ့မီးရထားရုံးချုပ်အဆောက်အဦဟောင်းအား ရှေးမူမပျက်ပြုပြင်၍ ကြယ်ငါးပွင့်ဟိုတယ်တည်ဆောက်ခြင်းနှင့် ခေတ်မီရုံးခန်းအဆောက်အဦများ ဆောက်လုပ်မည့် Redevelopment စီမံကိန်းဟု လုပ်ငန်းအမျိုးအစား ၂ မျိုးဖော်ပြထားပါသဖြင့် ကွဲလွဲနေမှုအား ပြန်လည်စိစစ်တင်ပြရန်။

(ခ) မြန်မာ့မီးရထားထံမှ BOT စနစ်ဖြင့် မြေငှားရမ်းချုပ်ဆိုမည့်ကုမ္ပဏီမှာ Meeyahta International Hotel Limited ဖြစ်သဖြင့် Peninsula Yangon Limited မှ ထပ်ဆင့်မြေငှားရမ်းပြီး လုပ်ငန်းဆောင်ရွက်မည်ဆိုပါက Sub - Lease Agreement (မူကြမ်း)ပူးတွဲတင်ပြရန်။

(ဂ) Projectတစ်ခုချင်းစီအလိုက် စီးပွားရေးဆိုင်ရာတွက်ချက်မှု ငွေရေးကြေးရေးဆိုင်ရာအထောက်အထား၊ ဆောက်လုပ်မည့် အဆောက်အဦဒီဇိုင်း Conceptual Planများပါဝင်သော ပြည့်စုံသည့်အဆိုပြုချက်ပြုစု၍ တင်ပြပေးရန်။

၂။ ထို့ပြင် ဟိုတယ်လုပ်ငန်းစီမံကိန်းနှင့် Redevelopmentစီမံကိန်း ဆောင်ရွက်မည့် မြေဧရိယာစုစုပေါင်း (၉.၆၈)ဧကပေါ်တွင်လက်ရှိဦး မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ခွင့်ပြုမိန့်ရယူ၍ ဆောင်ရွက်လျက်ရှိသော အောက်ဖော်ပြပါကုမ္ပဏီ(၂)ခုအား ခွင့်ပြုမိန့်ပြန်လည်အပ်နှံခြင်းကိစ္စရပ်အား လုပ်ထုံးလုပ်နည်းနှင့်အညီ ဆောင်ရွက်ရန်လိုအပ်ပါကြောင်း ဖော်ပြထားပါသည်-

စဉ်	ကုမ္ပဏီအမည်	လုပ်ငန်းအမျိုးအစား	ခွင့်ပြုမိန့် အမှတ်နှင့်နေ့စွဲ	ရင်းနှီး မြှုပ်နှံမှု
က	Meeyahta International Hotel Limited	ဟိုတယ်လုပ်ငန်း	၀၈၀/၁၉၉၃ (၅.၈.၁၉၉၃)	ဖက်စပ် နိုင်ငံခြား
ခ	အက်(ဖ်)အမ်အိုင် ဆင်ဒီကေးရှင်းလီမိတက်	အက်(ဖ်)အမ်အိုင်စင်တာ အဆောက်အဦဆောက်လုပ်ပြီး ဆိုင်ခန်းနှင့်ရုံးခန်းများငှားရမ်းခြင်း	၀၀၅/၉၅ (၈.၅.၁၉၉၅)	မြန်မာ နိုင်ငံသား

၃။ သို့ပါ၍ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတဆင့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ဆောင်ရွက်မည့်လုပ်ငန်းစီမံကိန်း(၂)ခုအတွက် အဆိုပြုချက်နှစ်ရပ်အား သီးခြားစီခွဲခြား၍ ပြန်လည်တင်ပြရမည်ဖြစ်သဖြင့် အထက်အပိုဒ်(၁)နှင့်(၂)ပါ အချက်အလက်များ ပြည့်စုံစွာဆောင်ရွက်ပြီးစီးပါက မြန်မာ့မီးရထားသို့ ပြုစုပေးပို့နိုင်ပါရန် အကြောင်းကြားပါသည်။

(အောင်မြင့်လှိုင်)

အထွေထွေမန်နေဂျာ/စီးပွားရေး

မိတ္တူ -

- ဦးဆောင်ညွှန်ကြားရေးမှူး
- အထွေထွေမန်နေဂျာ(အောက်မြန်မာပြည်)၊ (ဘဏ္ဍာရေး)
- တိုင်းတာဝန်ခံ၊တိုင်းအမှတ်(၇)ရန်ကုန်
- မန်နေဂျာ(စီးပွားရေး/တိုင်း)တိုင်းအမှတ်(၇)ရန်ကုန်

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ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အမှတ်(၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်၊ရန်ကုန်မြို့

ဖက်(စ်)-၀၁-၆၅၈၁၃၇ — စာအမှတ်၊မရက- ၄/န-၀၆၈/၂၀၁၆(၇၈၂)
☎ - ၀၁-၆၅၈၁၂၉ — ရက်စွဲ၊ ၂၀၁၆ ခုနှစ် ဇူလိုင် လ ၂၉ ရက်

သို့

ပြည်ထောင်စုဝန်ကြီးရုံး
ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန

အကြောင်းအရာ။ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်းအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့် ဟိုတယ် တည်ဆောက်ခြင်းနှင့် ခေတ်မီ ရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်မည့် Redevelopment စီမံကိန်းနှင့် ပတ်သက်၍ အကြောင်းကြားခြင်း ကိစ္စ

ရည်ညွှန်းချက် ။ ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၏ (၂၈-၆-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ ရထ-၂/ရန(MIC)/၂၀၁၆(၁၄၆၀)

၁။ မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်မှ ခွင့်ပြုမိန့်အမှတ်၊ ၀၈၀/၁၉၉၃ (၅-၈-၁၉၉၃)ဖြင့် Meeyahta International Hotel Limited သို့ ခွင့်ပြုပေးခဲ့သည့် ဟိုတယ်လုပ်ငန်း၏ မြေနေရာဖြစ်သော ရန်ကုန်မြို့၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်းပေါ်ရှိ မြန်မာ့မီးရထား ရုံးချုပ် အဆောက်အဦ အပါအဝင် မြန်မာ့မီးရထားပိုင် အသုံးပြု မြေဧရိယာ(၉.၃၇)ဧက နှင့် ခွင့်ပြုမိန့် အမှတ်၊ ၀၀၅/၁၉၉၅ (၈-၅-၁၉၉၅)ဖြင့် အက်(ဖ်)အမ်အိုင်ဆင်ဒီကေးရှင်းလီမိတက်သို့ ခွင့်ပြုပေးခဲ့သည့် အက်(ဖ်)အမ်အိုင် စင်တာ အဆောက်အဦ ဆောက်လုပ်ပြီး ဆိုင်ခန်းနှင့် ရုံးခန်းများ ငှားရမ်းခြင်းလုပ်ငန်း ၏ အသုံးပြုမြေဧရိယာ(၀.၃၁)ဧက နှစ်ရပ်ပေါင်း စုစုပေါင်း(၉.၆၈)ဧကပေါ်တွင် ရာခိုင်နှုန်းပြည့် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Peninsula Yangon Limited မှ မြန်မာ့မီးရထားရုံးချုပ် အဆောက်အဦဟောင်းအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့် ဟိုတယ်တည်ဆောက်ခြင်း နှင့် ခေတ်မီ ရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်မည့် Redevelopment စီမံကိန်း ဆောင်ရွက်ရန် အဆိုပြုချက်အား ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် ရည်ညွှန်းပါ စာဖြင့် ပေးပို့လာပါသည်။

၂။ အထက်စာပိုဒ် ၁ ပါ Peninsula Yangon Limited မှ တင်ပြလာသည့် အဆိုပြုချက်တွင် အောက်ဖော်ပြပါ အချက်အလက်များ ပူးတွဲ တင်ပြရန် လိုအပ်ပါသည်-

(က) ကုမ္ပဏီမှ ပူးတွဲ တင်ပြလာသည့် အဆိုပြုချက်တွင် နိုင်ငံတကာအဆင့်မီ ဟိုတယ် လုပ်ငန်း တစ်ခုတည်းအတွက်သာဖြစ်ပြီး ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန

၏ တင်ပြစာတွင် ဖော်ပြပါရှိသည့် လုပ်ငန်းအမျိုးအစားမှာ မြန်မာ့မီးရထားရုံးချုပ် အဆောက်အဦဟောင်းအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့် ဟိုတယ်တည်ဆောက်ခြင်း နှင့် ခေတ်မီ ရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်မည့် Redevelopment စီမံကိန်းဟု လုပ်ငန်းအမျိုးအစား ၂ မျိုး ဖော်ပြထားပါသဖြင့် ကွဲလွဲနေမှုအား ပြန်လည် စိစစ် တင်ပြရန်။

(ခ) မြန်မာ့မီးရထားထံမှ B.O.T စနစ်ဖြင့် မြေငှားရမ်းချုပ်ဆိုမည့် ကုမ္ပဏီမှာ Meeyahta International Hotel Limited ဖြစ်သဖြင့် Peninsula Yangon Limited မှ ထပ်ဆင့် မြေငှားရမ်းပြီး လုပ်ငန်းဆောင်ရွက်မည်ဆိုပါက Sub-lease Agreement(မူကြမ်း) ပူးတွဲ တင်ပြရန်။

(ဂ) Project တစ်ခုချင်းစီအလိုက် စီးပွားရေးဆိုင်ရာ တွက်ချက်မှု၊ ငွေရေးကြေးရေးဆိုင်ရာ အထောက်အထား၊ ဆောက်လုပ်မည့် အဆောက်အဦဒီဇိုင်း၊ Conceptual Plan များပါဝင်သော ပြည့်စုံသည့် အဆိုပြုချက် ပြုစု၍ တင်ပြပေးရန်။

၃။ ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် တင်ပြလာသည့် ဟိုတယ်လုပ်ငန်း စီမံကိန်းနှင့် Redevelopment စီမံကိန်း ဆောင်ရွက်မည့် မြေဧရိယာ စုစုပေါင်း(၉.၆၈)ဧက ပေါ်တွင် လက်ရှိ၌ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ခွင့်ပြုမိန့် ရယူ၍ ဆောင်ရွက်လျက်ရှိသော အောက်ဖော်ပြပါ ကုမ္ပဏီ(၂)ခုအား ခွင့်ပြုမိန့် ပြန်လည် အပ်နှံခြင်း ကိစ္စရပ်များအား လုပ်ထုံးလုပ်နည်းနှင့်အညီ ဆောင်ရွက်ရန် လိုအပ်ပါသည်-

စဉ်	ကုမ္ပဏီအမည်	လုပ်ငန်းအမျိုးအစား	ခွင့်ပြုမိန့် အမှတ်နှင့်နေ့စွဲ	ရင်းနှီးမြှုပ်နှံမှု
(က)	Meeyahta International Hotel Limited	ဟိုတယ်လုပ်ငန်း	၀၈၀/၁၉၉၃ (၅-၈-၁၉၉၃)	ဖက်စပ်နိုင်ငံခြား
(ခ)	အက်(ဖ်)အမ်အိုင်ဆင်ဒီကေးရှင်းလီမိတက်	အက်(ဖ်)အမ်အိုင် စင်တာ အဆောက်အဦ ဆောက်လုပ်ပြီး ဆိုင်ခန်းနှင့်ရုံးခန်းများ ငှားရမ်းခြင်း	၀၀၅/၉၅ (၈-၅-၁၉၉၅)	မြန်မာနိုင်ငံသား

ဆိုင်ရာပူးပေါင်းလုပ်ငန်းအဖွဲ့၊ သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန၏ သဘောထားမှတ်ချက်နှင့်စပ်လျဉ်း၍ အောက်ဖော်ပြပါအတိုင်း လိုက်နာဆောင်ရွက်မည်ဖြစ်ကြောင်း တင်ပြအပ်ပါသည် -

(က) စာပိုဒ် ၂(က)နှင့်စပ်လျဉ်း၍ ကျွန်တော်များ Peninsula Yangon Limited အနေဖြင့် အဆိုပြုလုပ်ငန်းများကြောင့် ဖြစ်ပေါ်လာနိုင်သည့် ပတ်ဝန်းကျင်၊ လူမှုရေးနှင့် ကျန်းမာရေး ထိခိုက်ပျက်စီးမှုများကို လျော့နည်းစေရန်အတွက် လုပ်ငန်းဆောင်ရွက်ရာတွင် ပတ်ဝန်းကျင်ထိခိုက်မှု အနည်းဆုံးဖြစ်စေမည့် နည်းစနစ်များအားအသုံးပြုလုပ်ဆောင်သွားမည်ဖြစ်ပါကြောင်းနှင့် (Corpoate Social Responsibility –CSR) အတွက် အသားတင်အမြတ်ငွေ၏ ၂% အသုံးပြုခြင်းအား ကတိကဝတ်များအတိုင်း အကောင်အထည်ဖော်လိုက်နာသွားမည်ဖြစ်ပါကြောင်း ကတိပြုတင်ပြအပ်ပါသည်။

(ခ) စာပိုဒ် ၂(ခ)နှင့်စပ်လျဉ်း၍ ကျွန်တော်များ Peninsula Yangon Limited အနေဖြင့် အဆိုပြုလွှာတွင် ပူးတွဲတင်ပြထားသည့် လူမှုပတ်ဝန်းကျင်ဆိုင်ရာနယ်ပယ်တိုင်းတာခြင်းအစီရင်ခံစာ (Environmental & Social Scoping Report) နှင့်အတူ လူမှုပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်း (Environmental & Social Impact Assessment – ESIA) အစီရင်ခံစာကို ရေးဆွဲပြီး ဤစာနှင့်အတူပူးတွဲ၍ အစီရင်ခံတင်ပြအပ်ပါသည်။

(ဂ) စာပိုဒ် ၂(ဂ)နှင့်စပ်လျဉ်း၍ ကျွန်တော်များ Peninsula Yangon Limited အနေဖြင့် ပတ်ဝန်းကျင်စီမံခန့်ခွဲမှုအစီအစဉ် (Environmental Management Plan - EMP) အားရေးဆွဲထားရှိပြီး၊ စီမံချက်ပါအတိုင်းအကောင်အထည်ဖော်ဆောင်ရွက်သွားမည်ဖြစ်ပါသည်။ EMP Report အား ဤစာနှင့်အတူပူးတွဲ၍ အစီရင်ခံတင်ပြအပ်ပါသည်။

(ဃ) စာပိုဒ် ၂(ဃ)နှင့်စပ်လျဉ်း၍ ကျွန်တော်များ Peninsula Yangon Limited အနေဖြင့် ပြဌာန်းထားသည့် ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဥပဒေ၊ နည်းဥပဒေ၊ လုပ်ထုံးလုပ်နည်းများ၊ အမျိုးသားပတ်ဝန်းကျင်ဆိုင်ရာ အရည်အသွေး(ထုတ်လွှတ်မှု) လမ်းညွှန်ချက်များနှင့်အညီ လိုက်နာဆောင်ရွက်မည် ဖြစ်ပါကြောင်း ကတိပြုတင်ပြအပ်ပါသည်။

(င) စာပိုဒ် ၂(င)နှင့်စပ်လျဉ်း၍ ကျွန်တော်များ Peninsula Yangon Limited အနေဖြင့် မြို့တော်စည်ပင်သာယာ၏ ခွင့်ပြုချက်/လမ်းညွှန်ချက်များနှင့်အညီ လိုက်နာဆောင်ရွက်မည်ဖြစ်ပါကြောင်း ကတိပြုတင်ပြအပ်ပါသည်။

(စ) စာပိုဒ် ၂(စ)နှင့်စပ်လျဉ်း၍ ကျွန်တော်များ Peninsula Yangon Limited အနေဖြင့် ရှေးဟောင်းအဆောက်အဦများ ပြုပြင်ထိန်းသိမ်းခြင်းဆိုင်ရာ ကာကွယ်ထိန်းသိမ်းခြင်း အစီရင်ခံစာများ ရေးဆွဲပြီး အစီအမံတိုင်း လိုက်နာဆောင်ရွက်မည်ဖြစ်ပါကြောင်း ကတိပြုတင်ပြအပ်ပါသည်။



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အဆိုပြုချက်စိစစ်ရေးအဖွဲ့

အမှတ်(၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်၊ ရန်ကုန်မြို့

☎-၀၁-၆၅၈၁၂၉
ဖက်(စ်) ၀၁-၆၅၈၁၃၇

စာအမှတ်၊မရက-၄/န-၀၆၈/၂၀၁၆(၁၀၄၅)
ရက်စွဲ ၊ ၂၀၁၆ ခုနှစ် နိုဝင်ဘာလ ၃၀ ရက်

သို့
ပြည်ထောင်စုဝန်ကြီးရုံး
ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန

အကြောင်းအရာ။ **အဆိုပြုချက် စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆)အစည်းအဝေး ဆုံးဖြတ်ချက်နှင့် အညီ ပြင်ဆင်တင်ပြရန် ထပ်မံ အကြောင်းကြားခြင်း ကိစ္စ**

ရည်ညွှန်းချက် ။ (၁) ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန၏(၄-၁၀-၂၀၁၆)ရက်စွဲပါ စာအမှတ်၊ ရထ-၂/ရန(MIC)/၂၀၁၆(၂၂၆၃)

(၂) မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်၏ (၂၅-၁၀-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက- ၄/ န-၀၆၈/၂၀၁၆ (၉၈၁)

၁။ ရာခိုင်နှုန်းပြည့် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Peninsula Yangon Ltd. မှ ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ မြန်မာ့မီးရထားမှ ပိုင်ဆိုင်သော ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်း လမ်းထောင့်ရှိ မြေဧရိယာ (၉.၆၈) ဧကအနက် မြေဧရိယာ (၃.၃၂)ဧကတွင် BOT စနစ်ဖြင့် မြန်မာ့ မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့် ဟိုတယ် တည်ဆောက်ခြင်းလုပ်ငန်းအား နိုင်ငံခြား ရင်းနှီးမြှုပ်နှံမှု ဥပဒေနှင့်အညီ ဆောင်ရွက်ရန် ရင်းနှီးမြှုပ်နှံသူ U Theim Wai @ Mr. Serge Pun မှ ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေး ဝန်ကြီးဌာနမှတစ်ဆင့် ရည်ညွှန်း(၁)ပါစာဖြင့် အဆိုပြုချက် တင်ပြလာခြင်းအား ၂၀၁၆ခုနှစ်၊ အောက်တိုဘာ လ ၁၇ ရက်နေ့တွင် ကျင်းပသော အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆) ကြိမ်မြောက် အစည်းအဝေးသို့ တင်ပြခဲ့ပြီး အစည်းအဝေး ဆုံးဖြတ်ချက်အား ရည်ညွှန်း(၂)ပါစာဖြင့် အကြောင်းကြားခဲ့ပြီး ဖြစ်ပါသည်။

၂။ သို့ရာတွင် ယင်းအစည်းအဝေး ဆုံးဖြတ်ချက်နှင့်အညီ ပြင်ဆင်တင်ပြရမည့် အချက်များအား ကုမ္ပဏီနှင့် သက်ဆိုင်ရာ ဌာနတို့မှ ယနေ့တိုင် တင်ပြလာခြင်း မရှိသေးပါသဖြင့် အဆိုပြုချက် စိစစ်ရေးအဖွဲ့ အစည်းအဝေး ဆုံးဖြတ်ချက်နှင့်အညီ ပြင်ဆင်ပြီးပါက ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေး ဝန်ကြီးဌာနမှတစ်ဆင့် ပြန်လည် တင်ပြပေးပါရန် ညွှန်ကြားအကြောင်းကြားအပ်ပါသည်။

၃၀-၁၁-

အဖွဲ့ခေါင်းဆောင်(ကိုယ်စား)
(ဆန်းမြင့်၊ ဒုတိယညွှန်ကြားရေးမှူးချုပ်)

PYLpatReplyReminder

မိတ္တူကို
ဦးဆောင်ညွှန်ကြားရေးမှူး
မြန်မာ့မီးရထား
ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန

√Peninsula Yangon Ltd.

ရုံးလက်ခံ/မျှောစာတွဲ

သို့

မန်နေးဂျင်းဒါရိုက်တာ

မြန်မာ့မီးရထား

နေပြည်တော်

ရက်စွဲ။ ။ ၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာလ၊ (၁၆) ရက်။

အကြောင်းအရာ။ ။ **Peninsula Yangon Limited ကိစ္စနှင့်ပတ်သက်၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆) အစည်းအဝေးဆုံးဖြတ်ချက်နှင့်အညီ ပြင်ဆင်တင်ပြခြင်း။**

ရည်ညွှန်းချက် ။

၁) **မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆) အစည်းအဝေးဆုံးဖြတ်ချက်။**

၂) **မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ ၂၀၁၆ ခုနှစ်၊ အောက်တိုဘာလ၊ (၂၅) ရက်နေ့စွဲပါ စာအမှတ်၊ မရက-၄/န-၁၆၈/၂၀၁၆(၉၈၁)။**

၃) **မြန်မာ့မီးရထား (စီးပွားရေးဌာန) ၏ ၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာလ (၁၀) ရက်နေ့စွဲပါ စာအမှတ်၊ စီးပွား(စမ-၈) (၂၁၉၄/၂၀၁၆) MIHL**

၁။ အထက်ရည်ညွှန်းချက်ပါစာအရ ကျွန်တော်များ Peninsula Yangon Limited ("PYL") သည် ၂၀၁၆ ခုနှစ်၊ အောက်တိုဘာလ၊ (၁၇) ရက်နေ့တွင်ကျင်းပပြုလုပ်ခဲ့သည့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့ အစည်းအဝေးမှသိရှိလိုသည့် စီမံကိန်းနှင့်စပ်လျဥ်းသောအကြောင်းအရာများနှင့် ပတ်သက်၍ အောက်ပါအတိုင်းလေးစားစွာ ရှင်းလင်းတင်ပြအစီရင်ခံအပ်ပါသည်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်သို့ ကော်မရှင်၏အစည်းဝေးနှင့်အညီ လိုအပ်ချက်များအား ကျွန်တော်များဘက်မှ ပြန်လည်ပြင်ဆင်တင်ပြရာ၌ လူကြီးမင်းတို့၏ဌာနမှတဆင့်တရားဝင်ပြန်ကြားပေးပါရန် လေးစားစွာဖြင့် တောင်းဆိုအပ်ပါသည်။

၂။ (က) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၂(က)နှင့်စပ်လျဥ်း၍ Peninsula Yangon Limited ၏ Investment Diagram အား နောက်ဆက်တွဲ (၃) တွင် ဖော်ပြထားပါသည်။

(ခ) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၂(ခ)နှင့်စပ်လျဥ်း၍ Hotel ၏ ဟိုတယ်အခန်း အရေအတွက်အား အောက်ပါအတိုင်း အမျိုးအစား (၃)မျိုးခွဲခြားထားပါသည် -

(၁) Standard Room, စုစုပေါင်းအခန်း(၇၄)ခန်းထားရှိမည်ဖြစ်ပြီး၊ ပထမနှစ်အတွက် တစ်ညတာ တည်းခိုစရိတ်အား $435 နှုန်းသတ်မှတ်ထားပါသည်။

(၂) Suite, စုစုပေါင်းအခန်း (၁၃)ခန်း ထားရှိမည်ဖြစ်ပြီး၊ ပထမနှစ်အတွက် တစ်ညတာ တည်းခိုစရိတ်အား $730 နှုန်းသတ်မှတ်ထားပါသည်။

(၃) Presidential Suite, စုစုပေါင်းအခန်း(၁)ခန်းထားရှိမည်ဖြစ်ပြီး၊ ပထမနှစ်အတွက် တစ်ညတာ တည်းခိုစရိတ်အား $2,300 နှုန်းသတ်မှတ်ထားပါသည်။

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏အဆိုပြုချက်အရ၊ ကျွန်တော်များအနေဖြင့် ရင်းနှီးမြှုပ်နှံထားသည့် အခန်းတစ်ခန်းချင်းစီအတွက် မြှင့်တက်လာမည့် ခန့်မှန်းကုန်ကျစရိတ်များပါဝင်တွက်ချက်ထားသည့် စီးပွားရေးဆိုင်ရာတွက်ချက်မှုပုံစံအသစ်အား နောက်ဆက်တွဲ (၃.၅(ဘီ)) တွင် အစားထိုးပြင်ဆင်တင်ပြထားပါသည်။

(ဂ) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၂(ဂ)နှင့်စပ်လျဉ်း၍ မြန်မာ့မီးရထားအနေဖြင့် လုပ်ငန်းဆောင်ရွက်မည့်မြေနေရာအသုံးပြုခွင့်နှင့် လုပ်ငန်းဆောင်ရွက်ခွင့်တို့အပေါ် စီးပွားရေးရာကော်မတီ ပြည်ထောင်စုအစိုးရအဖွဲ့တို့၏ ဆုံးဖြတ်ချက်မိတ္တူကို မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မတီသို့ ပေးပို့တင်ပြပေးရမည်ဖြစ်ပါသည်။

(ဃ) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၂(ဃ)နှင့်စပ်လျဉ်း၍ မြန်မာ့မီးရထားအနေဖြင့် Deed of Assignment နှင့် Supplementary Agreement များအပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထားမှတ်ချက်မိတ္တူကို မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှုကော်မတီသို့ ပေးပို့တင်ပြပေးရမည်ဖြစ်ပါသည်။

(င) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၂(င)နှင့်စပ်လျဉ်း၍ The Waste Water Plan, The Road Traffic Plan နှင့်The Social Responsibility Plan (CSR) များအား နောက်ဆက်တွဲ (၁.၂)၊ (၁.၃) နှင့် (၁.၄) တို့တွင် တင်ပြထားပါသည်။

(စ) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၂(စ)နှင့်စပ်လျဉ်း၍စီးပွားရေးဆိုင်ရာတွက်ချက်မှုများအား ပြန်လည်စိစစ်ထားရှိပြီးဖြစ်ပါသည်။

၃။ အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၃ အရ ကျွန်တော်များအနေဖြင့် အထက်စာပိုဒ်(၂)ပါအချက်များအား ဆုံးဖြတ်ချက်နှင့်အညီပြန်လည်ပြင်ဆင်ပြီးပါက မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပြန်လည်ပေးပို့တင်ပြရမည်ဖြစ်ပါသည်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၊ အစည်းအဝေးမှ သိရှိလိုသည့် စီမံကိန်းနှင့်စပ်လျဉ်းသောအကြောင်းအရာတို့ကို မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်အဆိုပြုလျှောက်ထားလွှာတွင် အောက်ပါအတိုင်းပြန်လည်ပြင်ဆင်တင်ပြအပ်ပါသည် -

(က) Peninsula Yangon Holding Pte, Ltd. ရှိ Singapore Shareholder ၏ ငွေစာရင်းလက်ကျန်များကို OCBC Letter တွင် အသစ်ပြန်လည်ဖော်ပြ၍ နောက်ဆက်တွဲ (၁၊.၅) တွင် တင်ပြထားရှိပါသည်။

(ခ) Peninsula Yangon Limited ဖွဲ့စည်းတည်ထောင်ခြင်းနှင့်စပ်လျဉ်း၍ နှစ်ဦးသဘောတူချုပ်ဆိုမည့် Joint Venture စာချုပ်ပါအချက်အလက်များအား ပြန်လည်ပြင်ဆင်ရေးသား၍ နောက်ဆက်တွဲ (၆) တွင် တင်ပြထားရှိပါသည်။

(ဂ) Peninsula Yangon Limited အတွက် ခန့်အပ်မည့် နိုင်ငံခြားသားဝန်ထမ်းစာရင်းတွင် လစာအား နိုင်ငံခြားငွေဖြင့်ဖော်ပြတွက်ချက်၍ နောက်ဆက်တွဲ (၃.၁၂) တွင် တင်ပြထားရှိပါသည်။

(ဃ) Peninsula Yangon Limited, Profit and Loss Statement တွင် Corporate Social Responsibility Plan အတွက် အသားတင်အမြတ်ငွေအပေါ် ထည့်ဝင်ငွေ ၂% အား ဖော်ပြတွက်ချက်၍ နောက်ဆက်တွဲ (၃.၇) တွင် တင်ပြထားရှိပါသည်။

(င) Peninsula Yangon Limited တွင် အသုံးပြုရန်အတွက် နိုင်ငံခြားမှတင်သွင်းလာမည့် BMW ကား (၆) စီးအတွက် အကောက်ခွန်နှင့် ကုန်သွယ်လုပ်ငန်းခွန် ကင်းလွတ်ခွင့်ခံစားရရှိမည်မဟုတ်သည်ကို သိရှိနားလည်လက်ခံပါကြောင်း ရေးသားထားသည့် Acknowledgement Letter အား နောက်ဆက်တွဲ (၃.၃)ပါ တင်သွင်းလာမည့်ပစ္စည်းစာရင်း၏ နောက်ဆုံးစာမျက်နှာတွင်ရေးသားဖော်ပြ၍ တင်ပြထားရှိပါသည်။

(စ) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ကျွန်တော်များကုမ္ပဏီအားပြန်လည်ရှင်းလင်းတင်ပြရန် မေးမြန်းထားသည့်နောက်ဆက်တွဲ (၃.၅(အေ)) Income Statement တွင်ဖော်ပြပါရှိသည့် Retail Space Portion တစ်စတုရန်းမီတာလျှင် $50 (တစ်စတုရန်းပေ $50) နှုန်းထားနှင့်စပ်လျဉ်း၍ ကျွန်တော်များကုမ္ပဏီဘက်မှ လေ့လာစုံစမ်းချက်အရ အဆိုပါနှုန်းထားသည် Peninsula Yangon ကဲ့သို့ (A) Grade အဆင့်ရှိ Luxuary ဟိုတယ်တစ်လုံး၏ ဈေးကွက်ပေါက်ဈေးအရ သင့်လျော်သည့် ငှားရမ်းခဖြစ်ပါသည်။ Peninsula Yangon Limited ၏ Income Statement တွင် Retail Space အား စတုရန်းမီတာဖြင့် ပြန်လည်ပြင်ဆင်တွက်ချက်၍ တင်ပြထားရှိပါသည်။

၎င်းစာတွင် ရှင်းလင်းတင်ပြထားသည့်အကြောင်းအရာများအား ပူးတွဲပါ MIC PYL အဆိုပြုလွှာတွင် ပြန်လည်ပြုစု၍ ပေးပို့တင်ပြအပ်ပါသည်။

သို့ဖြစ်ပါ၍ ကျွန်တော်များကုမ္ပဏီအနေဖြင့် လူကြီးမင်းတို့ဌာနမှ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပေးပို့တင်ပြဆောင်ရွက်ပေးရမည့် အစည်းအဝေးဆုံးဖြတ်ချက် အပိုဒ်(၂)(ဂ)နှင့်(ဃ) ပါ အချက်များကို စောင့်စားလျက် လူကြီးမင်းဌာန၏ ဆောင်ရွက်ချက်များအပေါ် လိုအပ်လာပါက ကျွန်တော်များကုမ္ပဏီမှ ကူညီဖြည့်ဆည်းဆောင်ရွက်ပေးရန် အဆင်သင့်ရှိပါကြောင်းတင်ပြအပ်ပါသည်။

လေးစားစွာဖြင့်

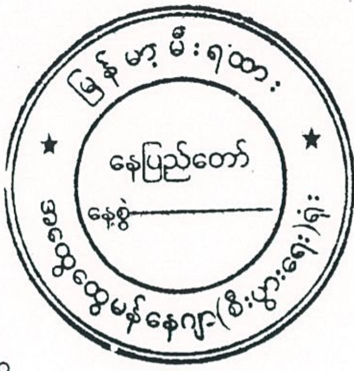
Mr. Serge Pun @ ဦးသိမ်းဝေ

Promotor

Peninsula Yangon Limited

မိတ္တူကို

ပြည်ထောင်စုဝန်ကြီး၊ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန
မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှုကော်မရှင်



မြန်မာ့မီးရထား

စီးပွားရေးဌာန

စာအမှတ်၊စီးပွား(စမ-၈)(၂၁၉၄ /၂၀၁၆)MIHL

ရက်စွဲ ၊၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာလ ၁၀ ရက်

သို့

ဥက္ကဋ္ဌ

Meeyahta International Hotel Limited ✓

အကြောင်းအရာ။ အဆိုပြုချက် စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆)အစည်းအဝေး ဆုံးဖြတ်ချက်နှင့်အညီ ပြင်ဆင်တင်ပြရန် အကြောင်းကြားခြင်းကိစ္စ

ရည်ညွှန်းချက်။ (၁) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၂၅.၁၀.၂၀၁၆ ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆(၉၈၀)

(၂) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၂၅.၁၀.၂၀၁၆ ရက်စွဲပါ စာအမှတ်၊ မရက/-၄/န-၀၆၈/၂၀၁၆(၉၈၁)

၁။ ရန်ကုန်တိုင်းဒေသကြီး၊ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧက (၉.၆၈)ဧကအနက် မြေဧရိယာ(၆.၃၆)ဧကတွင် BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းအား လုပ်ကိုင်ရန်အတွက် ဖက်စပ်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Meeyahta Development Ltd. တည်ထောင်၍ လည်းကောင်း၊ မြေဧရိယာ(၃.၃၂)ဧကတွင် BOT စနစ်ဖြင့် မြန်မာ့မီးရထားရုံးချုပ်ဟောင်းအဆောက်အဦအား ရှေးမူမပျက်ပြုပြင်၍ ကြယ်ငါးပွင့်ဟိုတယ်တည်ဆောက်ခြင်းလုပ်ငန်းအား လုပ်ကိုင်ဆောင်ရွက်နိုင်ရန်အတွက် ရာနှုန်းပြည့် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Peninsula Yangon Ltd.(PYL) တို့မှလည်းကောင်း နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ရန်အတွက် Meeyahta International Hotel Limited(MIHL) မှ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတဆင့် အဆိုပြုလွှာများ တင်ပြလာခြင်းအား ၂၀၁၆ခုနှစ်၊အောက်တိုဘာလ၁၇ ရက်နေ့တွင်ကျင်းပသော အဆိုပြုချက်စစ်ဆေးရေးအဖွဲ့၏(၃၈/၂၀၁၆)ကြိမ်မြောက် အစည်းအဝေးမှ ဆုံးဖြတ်ချက်များကို မြန်မာနိုင်ငံရင်နှီးမြှုပ်နှံမှုကော်မရှင်မှရည်ညွှန်း(၁)(၂)ပါစာများဖြင့်အကြောင်းကြားလာပါသည်။

၂။ အစည်းအဝေးဆုံးဖြတ်ချက်များမှာအောက်ပါအတိုင်းဖြစ်ပါသည်-

(က) Meeyahta International Hotel Limited နှင့် အက်(ဖ်)အမ်အိုင် ဆင်ဒီကေးရှင်းလီမိတတ်တို့သို့ ထုတ်ပေးထားသည့် ကော်မရှင်၏ ခွင့်ပြုမိန့်အမှတ် (၁၈၀/၁၉၉၃)နှင့်(၁၀၅/၁၉၉၅)တို့အား ပြန်လည်အပ်နှံရန်။

(ခ) Investment Structure တင်ပြရန်နှင့် လုပ်ငန်းအမျိုးအစားပြင်ဆင်တင်ပြရန်။

(ဂ) ဟိုတယ်အခန်းအရေအတွက်၊အမျိုးအစား၊ငှားရမ်းခနှုန်း တင်ပြရန်။

(ဃ) လုပ်ငန်းဆောင်ရွက်မည့် မြေနေရာအသုံးပြုခွင့်နှင့် လုပ်ငန်းဆောင်ရွက်ခွင့်တို့အပေါ် စီးပွားရေးရာကော်မတီ၊ ပြည်ထောင်စုအစိုးရအဖွဲ့တို့မှ ခွင့်ပြုသည့် အထောက်အထားများ တင်ပြရန်။

(င) Deed of Assignment အပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထားမှတ်ချက် တင်ပြရန်။

(စ) Road Traffic Plan တင်ပြရန်။

(ဆ) စီးပွားရေးဆိုင်ရာ တွက်ချက်မှုများပြန်လည် စိစစ်တင်ပြရန်။

၃။ အစည်းအဝေးဆုံးဖြတ်ချက် အပိုဒ်(၂)(ဃ) နှင့် (င)ပါအချက်များကို မြန်မာ့မီးရထားမှ ဆောင်ရွက်ပေးရမည်ဖြစ်ပြီး အပိုဒ် (၂) (က/ခ/ဂ/စ/ဆ)တို့ကို MIHL မှ ပြုစုတင်ပြပေးရမည်ဖြစ်ပါသောကြောင့် MIHL ဘက်မှပြုစုတင်ပြပေးရမည့် အချက် (၅)ချက်ကို အမြန်ပြုစု၍ ပေးပို့ပါရန်ညှိနှိုင်းအကြောင်းကြားပါသည်။

၁၀၊၁၁၊၂၀၁၆

အထွေထွေမန်နေဂျာ/စီးပွားရေး(ကိုယ်စား)
(နေမျိုးအေး၊ဒုတိယအထွေထွေမန်နေဂျာ/စီးပွားရေး)

မိတ္တူ

- ဦးဆောင်ညွှန်ကြားရေးမှူး
- အထွေထွေမန်နေဂျာ(အောက်မြန်မာပြည်)
- တိုင်းတာဝန်ခံ၊တိုင်းအမှတ်(၇)ရန်ကုန်
- မန်နေဂျာ(စီးပွားရေး/တိုင်း)တိုင်းအမှတ်(၇)ရန်ကုန်

D:\MP-3\Sama-8\MIC to MIHL(9.11.2016).doc



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
တိုင်းဒေသကြီးအစိုးရအဖွဲ့
ရန်ကုန်တိုင်းဒေသကြီး

စာအမှတ်၊ ၃ / ၆ - ၃ (၇) / တိုင်းရင်းသား
ရက်စွဲ၊ ၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာ လ ၉ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အမှတ်(၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်

အကြောင်းအရာ။ **သဘောထားမှတ်ချက်တောင်းခံလာခြင်းကိစ္စ**

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၈. ၁၀. ၂၀၁၆)ရက်စွဲပါစာအမှတ်၊ မရက-၄/န-၀၆၈/၂၀၁၆(၉၆၇)

၁။ ရာခိုင်နှုန်းပြည့်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Peninsula Yangon Ltd. တည်ထောင်ကာ ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ (၉. ၆၈)ဧကအနက် မြေဧရိယာ (၃. ၃၂)ဧကတွင် BOT စနစ်ဖြင့် နိုင်ငံတကာအဆင့်မီ ကြယ်ငါးပွင့်အဆင့်ရှိ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းအား နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် ရင်းနှီးမြှုပ်နှံသူ ဦးသိမ်းဝေ(ခ)Serge Pun မှ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် တင်ပြလာမှုအပေါ် သဘောထားမှတ်ချက်ပြန်ကြားပေးနိုင်ပါရန် ရည်ညွှန်းပါစာဖြင့် ညှိနှိုင်းမေတ္တာရပ်ခံလာပါသည်။

၂။ အဆိုပါကိစ္စနှင့်စပ်လျဉ်း၍ (၃. ၁၁. ၂၀၁၆)ရက်နေ့ တွင် ကျင်းပပြုလုပ်သော ရန်ကုန်တိုင်းဒေသကြီး အစိုးရအဖွဲ့ အစည်းအဝေးအမှတ်စဉ် (၃၀/၂၀၁၆)၊ ဆုံးဖြတ်ချက်အပိုဒ် (၄၃)အရ ကန့်ကွက်ရန်မရှိပါကြောင်း တင်ပြအပ်ပါသည်။

ဝန်ကြီးချုပ် (ကိုယ်စား)
(နော်ပန်းသဉ္ဇာမျိုး၊ ကရင်တိုင်းရင်းသားလူမျိုးရေးရာဝန်ကြီး)

မိတ္တူကို

ရန်ကုန်တိုင်းဒေသကြီးကရင်တိုင်းရင်းသားလူမျိုးရေးရာဝန်ကြီး
ရန်ကုန်အနောက်ပိုင်းခရိုင်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
ပန်းဘဲတန်းမြို့နယ်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
Peninsula Yangon Ltd.
လက်ခံစာတွဲ/မျှောစာတွဲ

D/2016/Cabinet/30.,(5)



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အဆိုပြုချက်စိစစ်ရေးအဖွဲ့
အမှတ်(၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်၊ ရန်ကုန်မြို့

☎-၀၁-၆၅၈၁၂၉
ဖက်(စ်) ၀၁-၆၅၈၁၃၇

စာအမှတ်၊ မရက-၄ / န-၀၆၈ / ၂၀၁၆ (၉၈၁)
ရက်စွဲ ၊ ၂၀၁၆ ခုနှစ် အောက်တိုဘာလ၂၅ ရက်

သို့
ပြည်ထောင်စုဝန်ကြီးရုံး
ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန

အကြောင်းအရာ။ **အဆိုပြုချက် စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆)အစည်းအဝေး ဆုံးဖြတ်ချက်နှင့် အညီ ပြင်ဆင်တင်ပြရန် အကြောင်းကြားခြင်း ကိစ္စ**

ရည်ညွှန်းချက် ။ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန၏ (၄-၁၀-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ ရထ-၂/ရန(MIC)/၂၀၁၆(၂၂၆၃)

၁။ ရာခိုင်နှုန်းပြည့် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Peninsula Yangon Ltd. မှ ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ မြန်မာ့မီးရထားမှ ပိုင်ဆိုင်သော ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်း လမ်းထောင့်ရှိ မြေဧရိယာ (၉.၆၈) ဧကအနက် မြေဧရိယာ (၃.၃၂)ဧကတွင် BOT စနစ်ဖြင့် မြန်မာ့ မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့် ဟိုတယ် တည်ဆောက်ခြင်းလုပ်ငန်းအား နိုင်ငံခြား ရင်းနှီးမြှုပ်နှံမှု ဥပဒေနှင့်အညီ ဆောင်ရွက်ရန် ရင်းနှီးမြှုပ်နှံသူ U Theim Wai @ Mr. Serge Pun မှ ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် ရည်ညွှန်းပါစာဖြင့် အဆိုပြုချက် တင်ပြလာခြင်းအား ၂၀၁၆ခုနှစ်၊ အောက်တိုဘာလ ၁၇ ရက်နေ့တွင် ကျင်းပသော အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆) ကြိမ်မြောက် အစည်းအဝေးသို့ တင်ပြခဲ့ပါသည်။

၂။ ယင်းအစည်းအဝေးမှ အောက်ပါအတိုင်း ဆုံးဖြတ်ခဲ့ပါသည်-

(က) Investment Structure တင်ပြရန်။

(ခ) ဟိုတယ်အခန်းအရေအတွက်၊ အမျိုးအစား၊ ငှားရမ်းခနှုန်း တင်ပြရန်။

(ဂ) လုပ်ငန်း ဆောင်ရွက်မည့် မြေနေရာ အသုံးပြုခွင့်နှင့် လုပ်ငန်းဆောင်ရွက်ခွင့်တို့အပေါ် စီးပွားရေးရာကော်မတီ၊ ပြည်ထောင်စုအစိုးရအဖွဲ့တို့မှ ခွင့်ပြုသည့် အထောက်အထားများ တင်ပြရန်။

(ဃ) Deed of Assignment အပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထားမှတ်ချက် တင်ပြရန်။

(င) ရေဆိုးစွန့်ပစ်မည့် အစီအစဉ်၊ Road Traffic Plan နှင့် CSR Plan တင်ပြရန်။

(စ) စီးပွားရေးဆိုင်ရာ တွက်ချက်မှုများ ပြန်လည် စိစစ်တင်ပြရန်။

၃။ သို့ဖြစ်ပါ၍ အထက်စာပိုဒ်(၂)ပါ ဆုံးဖြတ်ချက်နှင့်အညီ ပြင်ဆင်ပြီးပါက ပြန်လည် တင်ပြပေးပါရန်နှင့် ရင်းနှီးမြှုပ်နှံမှု လုပ်ငန်းအသစ်အဖြစ် ဆောင်ရွက်ရန် လက်ခံနိုင်သည့် လုပ်ငန်းဖြစ်ကြောင်း အကြောင်းကြားအပ်ပါသည်။

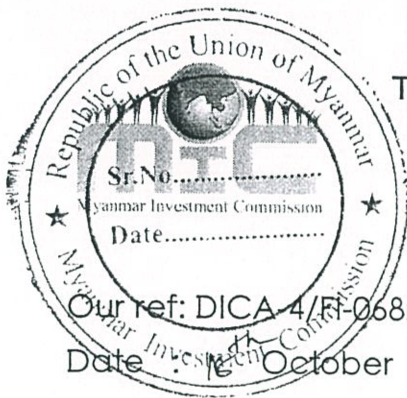
(အောင်နိုင်ဦး)
အဖွဲ့ခေါင်းဆောင်

မိတ္တူကို

ဦးဆောင်ညွှန်ကြားရေးမှူး
မြန်မာ့မီးရထား
ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန

Peninsula Yangon Ltd.

ရုံးလက်ခံ/မျှောစာတွဲ



THE REPUBLIC OF THE UNION OF MYANMAR
MYANMAR INVESTMENT COMMISSION
PROPOSAL ASSESSMENT TEAM
No. (1), Thitsar Street, Yan Kin Township

Our ref: DICA-4/FI-068l074/ 2016(966)
Date : 18th October 2016

☎-01-658129
🖷- 01-658137

To

Ministry of Transport and Communication

Subject: **Application for the Proposal**

Reference: Ministry of Transport and Communication Letter No YaHta-2/YN(MIC)/2016(2263) dated 4th October 2016

Regarding the captioned subject, your investment proposal application submitted on 4-10-2016 is accepted by Proposal Assessment Team, at its meeting (38/2016) held on (17-10-2016),

In addition, necessary information and facts to be corrected and added on your proposal will be continuously informed as per decision of Proposal Assessment Team.

Yours sincerely,

M.Sandar

for Team Leader
(Mya Sandar, Director)

cc:

Managing Director
Myanma Railway
Ministry of Transport and Communication

Company Administration Division (Foreign Company)

Peninsula Yangon Ltd.

Meeyahta Development Ltd.



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အမှတ်(၁)၊သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်၊ ရန်ကုန်မြို့
အဆိုပြုချက်စိစစ်ရေးအဖွဲ့

တယ်လီဖုန်း-၀၁-၆၅၈၇၄၃
ဖက်(စ်)-၀၁-၆၅၈၁၂၈

စာအမှတ်၊မရက-၄/န-၀၆၈၊၀၇၄/၂၀၁၆(၉၆၆)
ရက်စွဲ၊ ၂၀၁၆ ခုနှစ် အောက်တိုဘာ လ ၁၈ ရက်

သို့

ပြည်ထောင်စုဝန်ကြီးရုံး
ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန

အကြောင်းအရာ။ **Peninsula Yangon Ltd. မှ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ထိန်းသိမ်းပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ် တည်ဆောက်မည့် နိုင်ငံတကာ အဆင့်မီဟိုတယ် စီမံကိန်းလုပ်ငန်းနှင့် Meeyahta Development Ltd. မှ ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းတို့အား နိုင်ငံခြား ရင်းနှီးမြှုပ်နှံမှု ဥပဒေနှင့်အညီ ဆောင်ရွက် ခွင့်ပြုပါရန် ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီး ဌာနမှတစ်ဆင့် အဆိုပြုချက်များ တင်ပြခြင်း ကိစ္စ**

ရည်ညွှန်းချက် ။ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန၏ (၄-၁၀-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ ရထ-၂/ရန(MIC)/၂၀၁၆(၂၂၆၃)

ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ မြန်မာ့မီးရထားမှ ပိုင်ဆိုင်သော ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့်ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့် ရှိ မြေ(၉.၆၈) ဧကတွင် BOT စနစ်ဖြင့် မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့် ဟိုတယ် တည်ဆောက်ခြင်းနှင့် ခေတ်မီ ရုံးခန်း၊ အဆင့်မြင့်လူနေ အိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းတို့အား နိုင်ငံခြား ရင်းနှီးမြှုပ်နှံမှု ဥပဒေနှင့်အညီ Peninsula Yangon Ltd. နှင့် Meeyahta Development Ltd. တို့မှ ဆောင်ရွက် ခွင့်ပြုပါရန် ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် ရင်းနှီးမြှုပ်နှံသူ U Theim Wai @ Mr. Serge Pun မှ အဆိုပြုချက်များ တင်ပြလာခြင်းကို ၂၀၁၆ ခုနှစ် အောက်တိုဘာ လ ၁၇ ရက်နေ့တွင် ကျင်းပသည့် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ ၃၈/၂၀၁၆ ကြိမ်မြောက် အစည်းအဝေးတွင် တင်ပြခဲ့ရာ အဆိုပြုလွှာကို လက်ခံပါကြောင်းနှင့် ဖြည့်စွက် ပြင်ဆင်ရမည့် အချက်များကို ဆက်လက် အကြောင်းကြားမည် ဖြစ်ကြောင်း ပြန်ကြားပါသည်။

အဖွဲ့ခေါင်းဆောင်(ကိုယ်စား)
(မြစန္ဒာ၊ ညွှန်ကြားရေးမှူး)

မိတ္တူကို
ဦးဆောင်ညွှန်ကြားရေးမှူး
မြန်မာ့မီးရထား
ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန

၄။ သို့ဖြစ်ပါ၍ အထက် စာပိုဒ်(၂ နှင့် ၃)ပါ အချက်အလက်များ ပြည့်စုံစွာ ဆောင်ရွက်ပြီးပါက သက်ဆိုင်ရာ မြေပိုင်ဆိုင်သည့် ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် ကော်မရှင်သို့ ဆောင်ရွက်မည့် လုပ်ငန်းစီမံကိန်း နှစ်ခုအတွက် အဆိုပြုချက် နှစ်ရပ်အား သီးခြားစီ ခွဲခြား၍ ပြန်လည် တင်ပြရန် လိုအပ်မည်ဖြစ်ကြောင်း အကြောင်းကြားအပ်ပါသည်။

ဥက္ကဋ္ဌ(ကိုယ်စား)
(အောင်နိုင်ဦး၊အတွင်းရေးမှူး)

မိတ္တူကို
ဦးဆောင်ညွှန်ကြားရေးမှူး
မြန်မာ့မီးရထား
ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန
Meeyahta International Hotel Limited(MIHL)
Peninsula Yangon Limited
ရုံးလက်ခံ / မျှောစာတွဲ

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ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

အမှတ်(၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်၊ရန်ကုန်မြို့

ဖက်(စ်) ၀၁-၆၅၈၈၇၇

☎ - ၀၁-၆၅၈၁၂၉

စာအမှတ်၊မရက- ၄/န-ထွေ/၂၀၁၆(၇၆၃)

ရက်စွဲ၊ ၂၀၁၆ ခုနှစ် ဇူလိုင် လ ၁၂ ရက်

သို့

ပြည်ထောင်စုဝန်ကြီးရုံး

ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန

အကြောင်းအရာ။ **မီးရထားအင်တာနေရှင်နယ်ဟိုတယ်လီမိတက် (MIHL) နှင့် မြန်မာ့မီးရထားတို့ ဆောင်ရွက်မည့် မြန်မာ့မီးရထားရုံးချုပ်ဟောင်းအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့်ဟိုတယ် တည်ဆောက်ခြင်းနှင့် ခေတ်မီ ရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်မည့် Redevelopment စီမံကိန်းနှင့် ပတ်သက်၍ မြေငှား စာချုပ်အား ကြိုတင် လက်မှတ်ရေးထိုးခွင့်ပြုပါရန် ကိစ္စအပေါ် အကြောင်းကြားခြင်း**

ရည်ညွှန်းချက် ။ ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၏ (၂၉-၆-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ ရထ-၂/ရန(MIC)/၂၀၁၆(၁၄၇၀)

၁။ မြန်မာ့မီးရထားပိုင် ရန်ကုန်မြို့၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်းပေါ်ရှိ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦ အပါအဝင် မြေဧရိယာ(၉.၃၇)ဧက ပေါ်တွင် Meeyahta International Hotel Limited.(MIHL)မှ ကြယ်ငါးပွင့်ဟိုတယ် တည်ဆောက်ခြင်းနှင့် ခေတ်မီ ရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်မည့် Redevelopment စီမံကိန်း နှင့်ပတ်သက်၍ မြေငှားစာချုပ်များအား ကြိုတင် လက်မှတ် ရေးထိုးခွင့်ပြုပါရန် ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှ ရည်ညွှန်းပါ စာဖြင့် တင်ပြလာခြင်းအား ၂၀၁၆ ခုနှစ် ဇူလိုင်လ ၈ ရက်နေ့တွင် ကျင်းပသော ကော်မရှင်၏ (၁၃/၂၀၁၆)အစည်းအဝေး၌ တင်ပြခဲ့ပါသည်။

၂။ ယင်းအစည်းအဝေးမှ " မြန်မာ့မီးရထားနှင့် ကုမ္ပဏီတို့ ချုပ်ဆိုမည့် 2016 Build Operate and Transfer Contract No.1 (International Hotel Project), 2016 Build Operate and Transfer Contract No.2(Land Mark Project), 2016 Master Land Lease No.1(International Hotel Project) နှင့် 2016 Master Land Lease No.2 (Landmark Project)စာချုပ်များအား ကြိုတင် လက်မှတ် ရေးထိုးခွင့်တင်ပြလာခြင်းအား သဘောတူကြောင်း" ဆုံးဖြတ်ခဲ့ပါသည်။

၃။ သို့ဖြစ်ပါ၍ အထက်စာပိုဒ်(၂)ပါ ကော်မရှင် အစည်းအဝေး ဆုံးဖြတ်ချက်အား သိရှိနိုင်ပါရန်နှင့် လိုအပ်သလို ဆက်လက်ဆောင်ရွက်နိုင်ပါရန် အကြောင်းကြားအပ်ပါသည်။

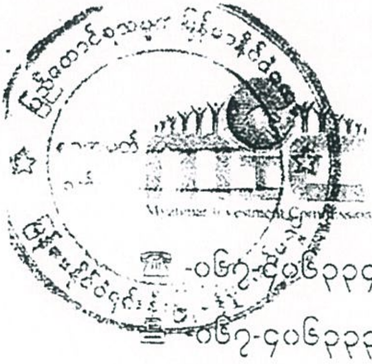
ဥက္ကဋ္ဌ(ကိုယ်စား)
(အောင်နိုင်ဦး၊အတွင်းရေးမှူး)

မိတ္တူကို

ဦးဆောင်ညွှန်ကြားရေးမှူး
မြန်မာ့မီးရထား
ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန

Meeyahta International Hotel Limited.(MIHL)

ရုံးလက်ခံ / မျှောစာတွဲ



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
ရုံးအမှတ်(၃၂)၊ နေပြည်တော်

☎ -၀၆၇-၄၀၆၃၃၄၊ ၄၀၆၀၇၅
📠 ၀၆၇-၄၀၆၃၃၃

စာအမှတ်၊ ရက- ၆(က)/န-၁၉၁/၂၀၁၄ (၀၀၁-၁)
ရက်စွဲ ၂၀၁၄ ခုနှစ် ဇူလိုင်လ ၈ ရက်

အကြောင်းအရာ။ Meeyahta International Hotel Ltd. (MIHL) မှ စီမံကိန်း သက်တမ်း တိုးမြှင့်၍ Redevelopment စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြခြင်း ကိစ္စ

ရည်ညွှန်းချက်။ First Myanmar Investment Co., Ltd. ၏ ၂၀၁၄ ခုနှစ် ဧပြီလ ၁ ရက် ရက်စွဲပါစာအမှတ် AC-02/2001 /126/14

၁။ Meeyahta International Hotel Ltd. (MIHL) မှ ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကုန်မြို့၊ ဆူးလေ ဘုရားလမ်း နှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ မြန်မာ့မီးရထားပိုင် မြေဧရိယာ ၉.၃၇ ဧကအား ငှားရမ်း၍ ရင်းနှီးမြှုပ်နှံမှုဆောင်ရွက်ခဲ့သည့် အခြေအနေ၊ ဟိုတယ်လုပ်ငန်း ဆောင်ရွက်ရာတွင် ဖြစ်ပေါ်ခဲ့သည့်အခြေအနေနှင့် Meeyahta International Hotel Ltd. (MIHL) မှ စီမံကိန်းသက်တမ်းတိုးမြှင့်၍ အမေရိကန်ဒေါ်လာသန်း ၄၀၀ ကျော် ထပ်မံ ရင်းနှီးမြှုပ်နှံကာ Redevelopment စီမံကိန်းလုပ်ငန်း ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြလာသည့် အခြေအနေများနှင့် စပ်လျဉ်း၍ ၂၀၁၄ ခုနှစ် မေလ ၃၁ ရက်နေ့တွင် ရန်ကုန်မြို့၊ ဌာနဆိုင်ရာပူးပေါင်းလုပ်ငန်းအဖွဲ့ရုံး၌ ကျင်းပခဲ့သည့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အထူးအစည်းအဝေးမှ အောက်ပါအတိုင်း ဆုံးဖြတ်ခဲ့ပါသည်-

(က) (MIHL) ကုမ္ပဏီအနေဖြင့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ခွင့်ပြုမိန့်အမှတ် (၀၈၀/၉၃) (၅-၈-၁၉၉၃) ဖြင့် ခွင့်ပြုပေးခဲ့သည့် စီမံကိန်းလုပ်ငန်းများအနက် ဆောင်ရွက်ရန်ကျန်ရှိနေသည့် မြန်မာ့မီးရထား (ရုံးဟောင်း) အား ရှေးမူမပျက်စေဘဲ ကြယ်ငါးပွင့်ဟိုတယ်အဖြစ် ပြင်ဆင်ဆောင်ရွက်သည့်လုပ်ငန်းကို စတင် အကောင်အထည်ဖော်ရန်၊

(ခ) အဆိုပါ လုပ်ငန်းစတင်အကောင်အထည်ဖော်သည့်အချိန်တွင် မြေငှားသက်တမ်းကို ဥပဒေနှင့်အညီ တိုးမြှင့်ရေးအတွက် တင်ပြဆောင်ရွက်ရန်၊

(ဂ) မြေငှားသက်တမ်း တိုးမြှင့်ခြင်းကို ကော်မရှင်၏ ခွင့်ပြုချက်ရရှိပြီးမှသာ Redevelopment စီမံကိန်းကို ဆက်လက်အကောင်အထည်ဖော်ရန်။

၂။ သို့ဖြစ်ပါ၍ ကော်မရှင် အစည်းအဝေးဆုံးဖြတ်ချက်အား သိရှိနိုင်ပါရန်နှင့် လိုက်နာဆောင်ရွက်နိုင်ပါရန် အကြောင်းကြား အပ်ပါသည်။

ဥက္ကဋ္ဌ (ကိုယ်စား)
(အောင်နိုင်ဦး၊ အတွင်းရေးမှူး)

Meeyahta International Hotel Limited (MIHL)
အမှတ် - ၃၇၂၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း၊
ပန်းဘဲတန်းမြို့နယ်၊ ရန်ကုန်တိုင်းဒေသကြီး

First Myanmar Investment Co., Ltd.
အမှတ် - ၃၈၀၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း၊
ပန်းဘဲတန်းမြို့နယ်၊ ရန်ကုန်တိုင်းဒေသကြီး

မိတ္တူကို
ရထားပို့ဆောင်ရေးဝန်ကြီးဌာန
ရုံးလက်ခံ/မျှောစာတွဲ

FIRST MYANMAR INVESTMENT CO., LTD.
(A PUBLIC COMPANY)



သို့

ဌာနမှူး
ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးနှင့် သန့်ရှင်းရေးဌာန
ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ

စာအမှတ်။ AC – 02 / 2001 (241 / 13)
ရက်စွဲ ။၂၀၁၃ခုနှစ်၊စက်တင်ဘာလ (၆) ရက်

အကြောင်းအရာ။ ။ FMI ကုမ္ပဏီ၏ Land Mark Redevelopment Project နှင့် ပတ်သက်၍ EIA ဆိုင်ရာလိုက်နာဆောင်ရွက်ရန်ကိစ္စရပ်များအားပြန်ကြားပေးနိုင်ပါရန် မေတ္တာရပ်ခံခြင်း

၁။ အထက်အကြောင်းအရာနှင့်ပတ်သက်၍ ပန်းဘဲတန်းမြို့နယ်၊ဗိုလ်ချုပ်အောင်ဆန်းလမ်း မြန်မာ့မီးရထားရုံးချုပ်ဟောင်းဝင်းအတွင်း အဆောက်အဦများအားပြန်လည်တည်ဆောက်ခြင်း Redevelopment လုပ်ငန်း Land Mark Project ဆောင်ရွက်ရန်အတွက် ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ အဆောက်အဦဌာနတွင် Structure Design၊ Conservation & Renovation Concept တို့အား CQHP (Committee for Quality Control of High-Rise Building Construction Projects) ၊YHT (Yangon Heritage Trust) အဖွဲ့နှင့် ရန်ကုန်မြို့တော်မြေအသုံးချမှုနှင့် ဇုန်ခွဲခြားသတ်မှတ်မှုမြို့ပြဖွံ့ဖြိုးရေးဆိုင်ရာအဆိုပြုပုံစံများစိစစ် အကြံပြုခြင်းလုပ်ငန်းကော်မတီတို့နှင့် အစည်းအဝေး(၃)ကြိမ်တိုင်ပြုလုပ်ပြီးဖြစ်၍ လုပ်ငန်းများတင်ပြဆောင်ရွက်လျှက်ရှိပါသည်။

၂။ သို့ဖြစ်ပါ၍ မိမိတို့တင်ပြပါ Land Mark Project နှင့်ပတ်သက်၍ EIA (Environmental Impact Assessment) ဆိုင်ရာ လိုက်နာဆောင်ရွက်ရန် ကိစ္စရပ်များအား ပြန်ကြားပေးနိုင်ပါရန် မေတ္တာရပ်ခံအပ်ပါသည်။

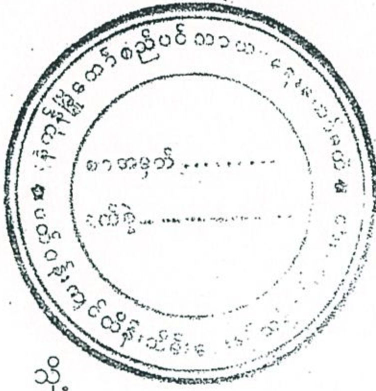
<u>ပူးတွဲ - Site Plan</u>

ဥက္ကဌ (ကိုယ်စား)
(လင်းမြိုင်၊လုပ်ငန်းဆိုင်ရာအမှုဆောင်အရာရှိချုပ်)

မိတ္တူကို -

- ဌာနမှူး ၊ အင်ဂျင်နီယာဌာန (အဆောက်အအုံ) ၊ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ
- ရုံးလက်ခံ

FMI Centre, 10th - 11th Floor, No (380), Bogyoke Aung San Road,
Pabedan Township, Yangon, Myanmar.
Tel: (951) 240 363, 240 373, 240 383, Fax: (951) 246 882
E-mail: fmi-co@spa.com.mm



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ရန်ကုန်တိုင်းဒေသကြီးအစိုးရ
ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ
ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးနှင့်သန့်ရှင်းရေးဌာန

စာအမှတ် ၊ ၂၆၅၃ /၆၇၄၇/စည်ပင်-ပသ(ပဝထ)
ရက် စွဲ ၊ ၂၀၁၃ ခုနှစ် အောက်တိုဘာ ၉ ရက်

သို့
First Myanmar Investment Co., Ltd (FMI)

အကြောင်းအရာ။ **FMI ကုမ္ပဏီ၏ Land Mark Redevelopment Project နှင့်စပ်လျဉ်း၍ လိုက်နာဆောင်ရွက်နိုင်ရန် အကြောင်းပြန်ကြားခြင်း**

ရည်ညွှန်းချက် ။ FMI ကုမ္ပဏီ၏ (၆. ၉. ၂၀၁၃) ရက်စွဲပါ စာအမှတ်၊ AC-02/2001 (241/13) " Land Mark Redevelopment Project နှင့်ပတ်သက်၍ EIA ဆိုင်ရာလိုက်နာ ဆောင်ရွက်ရန် ကိစ္စရပ်များအား ပြန်ကြားပေးနိုင်ပါရန် မေတ္တာရပ်ခံခြင်း "

၁။ FMI ကုမ္ပဏီမှ ပန်းဘဲတန်းမြို့နယ်၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း၊ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်းအတွင်းအဆောက်အဦးများ ပြန်လည်တည်ဆောက်ခြင်း (Land Mark Redevelopment Project) နှင့်ပတ်သက်၍ EIA ဆိုင်ရာ လိုက်နာဆောင်ရွက်ရန် ကိစ္စအား ညွှန်ကြားမှုပြုနိုင်ပါရန် ဆက်သွယ်လာခဲ့ပါသည်။

၂။ အဆိုပါ ကိစ္စအပေါ် အောက်ပါတို့ကို ဆောင်ရွက်ရန် လိုအပ်ပါကြောင်း ပြန်ကြားအပ်ပါသည်-

(က) Construction မတိုင်မီ အဆောက်အဦးအဟောင်းများ စတင် ဖျက်သိမ်းသည့်အချိန်မှ ပြီးစီးသည်အထိ လေထုအတွင်းသို့ အမှုန်များမလွင့်စေရေးအတွက် အကာအရံများနှင့် ဆောင်ရွက်ရန်၊

(ခ) Construction Period အတွင်း၌ Construction Wastes များစွန့်ပစ်ရန် လိုအပ်ပါက ဌာနသို့ တိုက်ရိုက်ဆက်သွယ်အကြောင်းကြားပြီး ဌာန၏ညွှန်ကြားချက်အတိုင်း စွန့်ပစ်စေရန်၊

(ဂ) အမှိုက်စွန့်ပစ်ရန်အတွက် Garbage Chute System ထည့်သွင်းရန်၊

(ဃ) 18 m³ Garbage Container (၃) လုံးထားရှိ ဆောင်ရွက်ရန်၊

(င) အမှိုက်သိမ်းယာဉ် ဝင်/ထွက်/လှည့်ရန် လုံလောက်သော မြေဧရိယာ ချန်လှပ်ထားရန်၊

(စ) အမှိုက်စွန့်ပစ်ရန်အတွက် On Call စနစ်ဖြင့် ဆောင်ရွက်ရန်၊

(ဆ) Generator အခန်းများအတွက် Silencer တပ်ဆင်ထားပြီး " Smoke detector " ပါတပ်ဆင်ထားရှိရန်၊

၃။ သို့ပါ၍ အထက်ပါ Solid Waste Management၊ Air Pollution Control ၊ Noise and Smoke Control နှင့်ပတ်သက်သော EIA ဆိုင်ရာကိစ္စရပ်များအတိုင်း ဆောင်ရွက်ရန် လိုအပ်ပါကြောင်း ပြန်ကြားအပ်ပါသည်။

ဌာနမှူး

မိတ္တူကို
ကော်မတီဝင် (၃)၊ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ
ဌာနမှူး၊ အင်ဂျင်နီယာဌာန (အဆောက်အအုံ)
ဌာနမှူး၊ ညှိနှိုင်းဆောင်ရွက်ရေးဌာန
ရုံးလက်ခံ

To

Chairman

Myanmar Investment Commission

Office (1), Thitsar Road,

Yankin Township, Yangon　　　　　　　　　　Date:　　　　　　　　　　2016

Dear Sir,

Subject: Undertakings in Support of an Application by the Promotor for Peninsula Yangon Limited for Myanmar Investment Commission Approval under the Foreign Investment Law 2012

Introduction

1. The Hongkong and Shanghai Hotels, Limited ("HSH") was incorporated in 1866 and is listed on the Hong Kong Stock Exchange (00045). HSH is the holding company of a group which is engaged in the ownership, development and management of prestigious hotels and commercial and residential properties in key locations in Asia, the United States and Europe. HSH owns the Peninsula Hotels portfolio, which comprises The Peninsula Hong Kong, The Peninsula Shanghai, The Peninsula Beijing, The Peninsula Tokyo, The Peninsula Bangkok, The Peninsula New York, The Peninsula Chicago, The Peninsula Beverly Hills, The Peninsula Manila and the Peninsula Paris.

2. HSH, in conjunction with Yoma Strategic Investments Limited and First Myanmar Investment Co., Ltd. have formed an offshore joint venture company (Peninsula Yangon Holdings Pte. Limited) which is to be the principal shareholder in the proposed Myanmar company, Peninsula Yangon Limited. The investors wish to restore and redevelop the former Myanma Railway Headquarter Building ("MRB Building") to its former glory, in accordance with advice from the Yangon Heritage Trust, the Myanma Railways of Ministry of Transport and Communications ("MR") and other Governmental Authorities, to develop the MRB Building, surrounding land and other dedicated infrastructure into the latest investment bearing the Peninsula brand ("the Project"). The Project, known as "The Peninsula Yangon" will be a world class, 5 star luxury hotel comprising 88 rooms.

The Project Land

3. The land relating to the Project is the subject of a master lease between MR and Meeyahta International Hotel Limited ("MIHL"). On 23 July 2016, MR and MIHL entered into a 2016 Build Operate and Transfer Contract No. 1 (International Hotel

Project) and 2016 Master Land Lease No. 1 (International Hotel Project) where, *inter alia*, it was agreed that (a) in accordance with the Foreign Investment Law 2012 (and any subsequent enabling legislation), the lease over the land relating to the Project will be for a period of 50 years commencing on 1 January 1998 and any further period extended under the Foreign Investment Law 2012; and (b) upon incorporation of Peninsula Yangon Limited to be approved by MIC, MIHL shall assign and/or transfer all of its rights and obligations relating to the Project and the land relating to the Project to Peninsula Yangon Limited. The Project land is as delineated in the plan attached 1.

4. Separate to this application will be a second application for MIC approval for a company, Meeyahta Development Limited, to develop the balance of the master lease land to include a business hotel, retail podium, branded residences and office towers. MR and MIHL have also agreed that once Meeyahta Development Limited obtains the MIC approval, MIHL shall assign and/or transfer all of its rights and obligations relating to the Project to Meeyahta Development Limited. The land for the other project is as delineated on the plan attached 2.

The Investment

5. The total amount to be invested under this application is US$144 million dollars. 70% of this amount will be financed by way of shareholder loan from Peninsula Yangon Holdings Pte. Limited to Peninsula Yangon Limited. The investment of US$144 million will be proportionately underwritten by HSH, Yoma Strategic Holdings Limited and First Myanmar Investment Co., Ltd.

6. The total amount to be invested under the second application is not less than USD$560 million dollars. A portion of this investment will be financed by way of shareholder and project loans from International Finance Corporation, Asian Development Bank, Mitsubishi Group, Yoma Strategic Investments Limited and First Myanmar Investment Co., Limited.

Tax Incentives Sought

7. We wish to apply for the following tax incentives in accordance with the Foreign Investment Law 2012:-

   7.1 Income tax exemption for a period of five (5) consecutive years from the commencement of commercial operations for the Project and that if circumstances justifies it the period of tax holiday may be extended by the MIC; and

7.2 Exemptions and reliefs from income tax on profits of the business if they are maintained for reinvestment in a reserve fund and reinvested therein within one (1) year after the reserve is made; and

7.3 The right to deduct depreciation from the profit, after computing as the rate of deducting depreciation stipulated by the Union, in respect of machinery, equipment, building or other capital assets used in the business for the purpose of income tax assessment; and

7.4 The right for a company employing foreign experts to pay foreign employees' income tax and deduct such payments from assessable income; and

7.5 The right to pay income tax on the income of foreigners at the rates applicable to the citizens residing within the Union; and

7.6 The right to deduct expenses from the assessable income, including such expenses incurred in respect of research and development relating to the business which are actually required and are carried out within the Union; and

7.7 The right to carry forward and set-off the loss up to three (3) consecutive years from the year the loss is actually sustained within two (2) years following the enjoyment of exemption or relief from income tax; and

7.8 The right to obtain exemption or relief from customs duty, licensing requirements, commercial tax and other internal taxes on the importation of machinery, equipment, furniture and fittings, operating supplies and equipment, instruments, machinery components, spare parts and materials during the initial period of construction and fit-out of the MRB Building and also for the first three (3) years of operations after completion of the construction; and

7.9 If the volume of investment is increased with the approval of the Commission and the original investment business is expanded during the permitted period, exemption or relief from custom duty or other internal taxes or both on machinery, equipment, furniture and fittings, operating supplies and equipment, instruments, machinery components, spare parts and materials used in the Project which are imported as they are actually required for use in the Project and expanded as such.

8. The tax incentives sought under Item 7, above, are without prejudice to any additional benefits or concessions that may be sought and granted from the Internal Revenue Department of the Ministry of Finance, including exemptions from, or the ability to set off and deduct, commercial taxes and other internal taxes arising from the Project, whether or not within the construction period mentioned in Item 9.1 below.

Rights and Concessions Relating to the Project Land

9. In addition to the Tax Incentives described above, we also wish to apply for the following approvals relating to the use of the land underlying the MRB Building and surrounding areas which are the subject of this application:

    9.1 A total construction period of 42 months from the date that all permits and consents required from the relevant authorities have been received for the Project; and,

    9.2 Consistent with MR's support of MIHL's lease extension and consent in principle to this Project under the Framework Agreement, we request MIC's consent to the lease of the land underlying the MRB Building and surrounding areas (in accordance with the plan attached) for a term of 50 years, with two possible renewals of 10 years each.

Assurances

10. We also offer the following assurances which will take effect following approval of the Application:-

    10.1 We shall comply with all relevant Myanmar and Regional law;

    10.2 We shall provide and procure all necessary investment as stated and in the appropriate time frame;

    10.3 During the operation period, the Project employment will comply with the criteria laid down in the Myanmar Foreign Investment Law 2012;

    10.4 The projected salaries of individual employees are attached to the application and will be at or above market rates and all employment conditions will meet conditions as applicable from the Ministries of Industry and Labour;

    10.5 We undertake to collect and pay taxes in accordance with our obligations under the Union Tax Law.

    10.6 Training and the transfer of skills and technology will be provided by many of the companies involved in the Project;

10.7 The restored MRB Building will comply with Project and Peninsula standards for sustainable construction.

10.8 There will be a pro-active management plan for:

10.8.1 The environment of the Project as detailed in the Environmental Impact Assessment Report;

10.8.2 Air and water pollution;

10.9 We will allocate 2% of net profit for a CSR Fund from the commencement of our business.

Yours faithfully,

U Theim Wai @ Mr. Serge Pun
Promotor
Peninsula Yangon Limited

PLAN 1

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်
ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ

Block No 19 B

Block No 19 D
RANGOON CITY
Original Survey 1895.97
Revision Survey 1926-27
Scale : 50 Feet - 1 inch

Block No 19C

Block No 12A

(1)

(14)

9.37 ACRES.

13.488 sqm

Proposed office & store 150' x 90'

(48) (49)

PLAN 2

Block No 19 B

Block No 19 D
RANGOON CITY
Original Survey 1895-97
Revision Survey 1926-27
Scale: 50 Feet-1 inch

Block No 19C'

Block No 12A

25,689 sqm

9-37 ACRES.

Proposed office & store 150' x 90'

(1)

(44)

01 WASTE WATER TREATMENT PLANT SYSTEM SCHEMATIC
NTS.

01 MEMBRANE MODULE PIPE ARRANGEMENT SCHEMATIC
NTS.

03 FILTRATE CONFIGULATION (PUMP SUCTION) SCHEMATIC
NTS.

FOR DESIGN DEVELOPMENT

LANDMARK

Developer / Owner: YOMA



Principal Architect: BALMOND/STUDIO
www.balmondstudio.com

Local Architect: A&I

Executive Architect: ARCHETYPE Group

Project Management: SPA Project Management

Quantity Surveyor: RHLB (Myanmar) Ltd. www.rhlb.co.th

Civil & Structural Engineer M & E Engineer Traffic Engineer: MEINHARDT

DRAWING TITLE
WASTE WATER TREATMENT SYSTEM SCHEMATIC

DRAWN BY	SCD	
DESIGNED BY	KSM	
APPROVED BY	JM	
B	REVISE FOR TENDER	24/06/2016
A	FOR TENDER	08/04/2016
REVISION	DESCRIPTION	DATE
PROJECT NO. MT1862/2	DRAWING NO. BT-SN2-06	REVISION B
DRAWING SCALE	NTS.	
CAD FILENAME	1862-BT-SN2-06_B.dwg	

MEINHARDT
Meinhardt (Thailand) Ltd.
Co. Reg. No. 0105534077670

FOR TENDER
NOT FOR CONSTRUCTION

16 17 18 19

G J K L

EFP-01,02,03
CFP-RO-01 W/1000 L (FOR BWRO)
CFP-01 W/1000 L (FOR CHLORINATION)
EQP-01,02
EQP-03,04
SLTP-01,02
AB-01,02,03
1500 mm. THK. BUN WALL
CHEMICAL ROOM
FLOCULATOIN & SLUDGE FEED TANK W/NOIGATION
BELT FILTER PRESS BFP-01
BELT FILTER PRESS BFP-02
PANEL
CS-01 COARSE SCREEN
CS-02 COARSE SCREEN
VOID
BWRO-01
BWRO-02
CFP-02 W/1000 L (FOR POLYMER)
MH.
GRATING COVER
15 mm INCOMING SEWAGE PIPES
WWTP TANK
AB-01 AB-02 AB-03 AB-04 AB-05 AB-06
WALK WAY & PIPE WAY
PP-01,02
MEMBRANE TANK-A
MEMBRANE TANK-C
SLP-01,02
SLUDGE DISTRIBUTION GUTTER (400 x400 mm.)
SLP-05,06
1000 x 1000 mm. SLUDGE GATE VALVE (TYP.)
FS-01 FINE SCREEN
FS-02 FINE SCREEN
PP-03,04
PP-07,08
MEMBRANE TANK-B
MEMBRANE TANK-D
SLP-03,04
SLP-07,08

(01) WASTE WATER TREATMENT PLANT DETAILS SHEET 1 OF 3
A1 = 1 : 75
A3 = 1 : 150

LEGEND :
HAND RAIL

FOR TENDER
NOT FOR CONSTRUCTION

FOR DESIGN DEVELOPMENT

LANDMARK

Address: Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

Developer / Owner
YOMA

Principal Architect
BALMOND/STUDIO®
www.balmondstudio.com
Registered in England & Wales No. 7225351

Local Architect
A&I

Executive Architect
ARCHETYPE™ Group

Project Management
SPA Project Management

Quantity Surveyor
RHLB (Myanmar) Ltd.
www.rhlb.co.th

Civil & Structural Engineer M & E Engineer Traffic Engineer
MEINHARDT

Location Plan

DRAWING TITLE
WASTE WATER TREATMENT PLANT DETAILS SHEET 1 OF 3

DRAWN BY	SCD
DESIGNED BY	KSM
APPROVED BY	JM

REVISION	DESCRIPTION	DATE
B	REVISE FOR TENDER	24/06/2016
A	FOR TENDER	08/04/2016

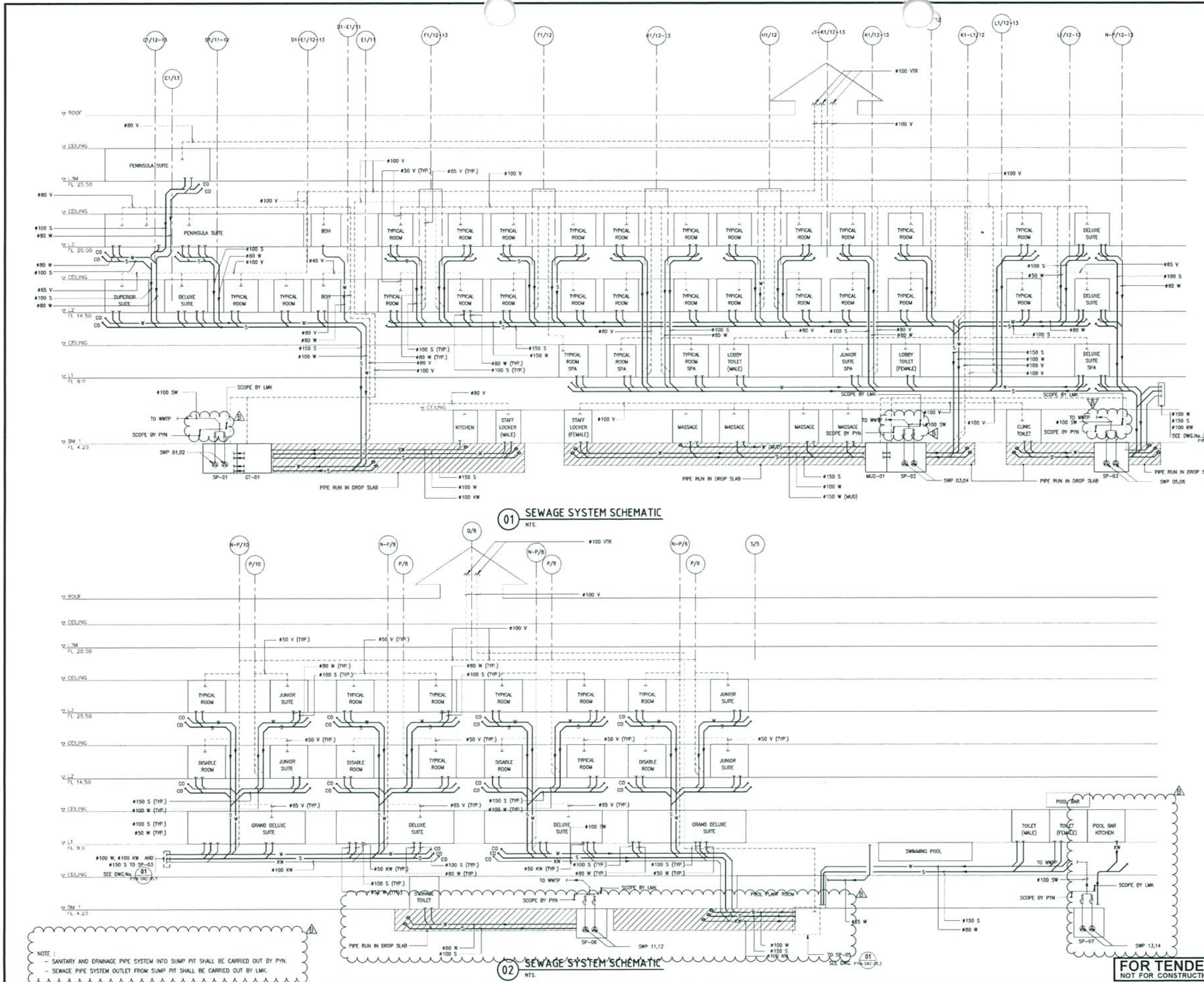
PROJECT NO.	DRAWING NO.	REVISION
MT1862/2	BT-SN5-01/1	B

DRAWING SCALE A1 = 1:75 , A3 = 1:150
CAD FILENAME 1862-BT-SN5-01-1.dwg

DISCLAIMER

MEINHARDT
Meinhardt (Thailand) Ltd.
Co. Reg. No. 0105534077670

Peninsula Yangon Limited - External Sewage-Soil-Drain Disposal System



KEY PLAN

Rev.	Description	Issue Date	Check
B	REVISED FOR TENDER	18/03/2016	SCK
A	FOR TENDER	16/10/2015	SCK

Issue Status FOR TENDER

Lead Design Consultant
BALMOND/STUDIO
BALMOND STUDIO LONDON OFFICE
Unit 9, 190a New North Road, London N1 7BJ, UK
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www.balmondstudio.com
Registered in England & Wales No. 7225351

Local Architect

Civil & Structural Engineer M & E Engineer Traffic Engineer
Meinhardt (Thailand) Ltd.
6th, 15th, 16th Floor, Thanapoom Tower,
1550 New Petchburi Road
Makkasan, Ratchtevee,
Bangkok 10400, Thailand
Contacts John Anderson (Civil & Structural)
John Mugford (M & E)
Abigail Evans (Traffic)
Tel : (+66) 2207 0568 Fax : (+66) 2207 0574
E-mail thai@meinhardt.net Website www.meinhardt.net

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170/176, Bo Aung Kyaw Street
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SPA Project Management
9th Floor (901-903), FMI Centre
380 Bogyoke Aung San Road,
Pabedan Township, Yangon, Myanmar
Tel +95-1-240363, 240348, 240367, 240283
Contact Alicia Khine
E-mail a2khine.spapm@gmail.com

Developer / Owner
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Pabedan Township, Yangon, Myanmar
Tel +95-1-240363
Fax +95-1-246882
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Fax (+65) 6220 7939
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Pabedan Township, Yangon, Myanmar
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Email fmi-co@spa.com.mm

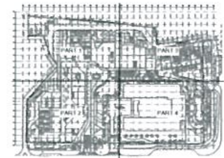
Project
PENINSULA YANGON (PYN)
YANGON, MYANMAR

Drawing Title
SEWAGE SYSTEM SCHMATIC PART 1

Proj No MT1736/1 | Scale NTS. | Drawn SCD

Drawing No PYN-SN2-05.1 | Rev # B

FOR TENDER
NOT FOR CONSTRUCTION



KEY PLAN

Rev.	Description	Issue Date	Check
B	REVISED FOR TENDER	18/03/2016	SCK
A	FOR TENDER	16/10/2015	SCK

Issue Status

01 SEWAGE SYSTEM SCHEMATIC

NTS.

NOTE :
- SANITARY AND DRAINAGE PIPE SYSTEM INTO SUMP PIT SHALL BE CARRIED OUT BY PYN.
- SEWAGE PIPE SYSTEM OUTLET FROM SUMP PIT SHALL BE CARRIED OUT BY LMK.

FOR TENDER
NOT FOR CONSTRUCTION

Lead Design Consultant

BALMOND/STUDIO

BALMOND STUDIO LONDON OFFICE
Unit 9, 190a New North Road, London N1 7BJ, UK
Tel +44 20 7043 0651
www.balmondstudio.com
Registered in England & Wales No. 7225351

Local Architect

Civil & Structural Engineer M & E Engineer Traffic Engineer

Meinhardt (Thailand) Ltd.
6th, 15th, 16th Floor, Thanapoom Tower,
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John Mugford (M & E)
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E-mail thai@meinhardt.net Website www.meinhardt.net

Quantity Surveyor

RHLB (Myanmar) Ltd.
5th Floor, Room (507), MGW Tower
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Botahtaung Township, Yangon
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Contact Lilian Fok
E-mail Rhlbmyanmar@gmail.com

Project Management

SPA Project Management
9th Floor (901-903), FMI Centre
380 Bogyoke Aung San Road,
Pabedan Township, Yangon, Myanmar
Tel +95-1-240363, 240348, 240367, 240283
Contact Alicia Khine
E-mail a2khine.spapm@gmail.com

Developer / Owner

MEEYAHTA INTERNATIONAL HOTEL LIMITED
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Tel +95-1-240363
Fax +95-1-246882
Email fmi-co@spa.com.mm

Project

PENINSULA YANGON (PYN)

YANGON, MYANMAR

Drawing Title

SEWAGE SYSTEM SCHMATIC PART 2

Proj No: MT1736/1 | Scale: NTS | Drawn: SCD

Drawing No: PYN-SN2-05.2 | Rev #: B

000440



ပြည်ထောင်စု သမ္မတ မြန်မာနိုင်ငံတော်အတွင်း နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု ပြုလုပ်ရန် ကမကထ ပြုသူ၏ ဆောင်ရွက်ရန် အဆိုပြုချက်

PROPOSAL OF THE PROMOTER TO MAKE FROREIGN INVESTMENT IN THE REPUBLIC OF THE UNION OF MYANMAR

Form (1)

Proposal Form of Investor/Promoter for the investment to be made

in the Republic of the Union of Myanmar

To,

Chairman

Myanmar Investment Commission

Office (1),Thitsar Road,

Yankin Township,Yangon

Reference No.

Date. , 2016

I do apply for the permission to make investment in the Republic of the Union of Myanmar in accordance with the Foreign Investment by furnishing the following particulars:-

1. The Investor' s or Promoter's
   - (a) Name .... U Theim Wai@ Mr.Serge Pun
   - (b) Father's name........ Mr.Y.SPun
   - (c) ID No./National Registration Card No./ Passport No........ 12/MaGaTa(N) 084053
   - (d) Citizenship .... Myanmar
   - (e) Address: ....
     - (i) Address in Myanmar ....
     - (ii) Residence aboard ....
   - (f) Name of principle organization .... PENINSULA YANGON HOLDINGS PTE. LIMITED
   - (g) Type of business .... International Hotels Services (Investment Holding.Company)
   - (h) Principle company's address: .... 9 Battery Road, # 15-01 Straits Trading Building, Singapore

2. If the investment business is formed under Joint Venture, partners :-
   - (a) Name .... PENINSULA YANGON HOLDINGS (BVI) LIMITED
   - (b) Father's name ....
   - (c) ID No./ National Registration Card No./ Passport No. ....
   - (d) Citizenship ....
   - (e) Address: ....
     - (i) Address in Myanmar ....
     - (ii) Residence aboard .... P.O Box 957, Offshore Incorporation Centre, Road Town, Tortola, British Virgin Islands

(f) Name of principle organization ....

(g) Type of business ....International Hotels Services (Investment Holding Company)....

(h) Parent company's address ....

....

Remark : The following documents need to attaché according to the above paragraph (1) and (2):-

(1) Company registration certificate (copy)

(2) National Registration Card (copy) and passport (copy);

(3) Evidences about the business and financial conditions of the participants of the proposed investment business;

3. Type of proposed investment business:-

(a) Manufacturing ....

(b) Service business related with manufacturing ....

(c) Service ....Five Star Luxury Hotel – "The Peninsula Yangon"....

(d) Others ....

Remark : Expressions about the nature of business with regard to the above paragraph (3)

4. Type of business organization to be formed:-

(a) One hundred percent ....PENINSULA YANGON LIMITED....

(b) Joint Venture:

(i) Foreigner and citizen ....

(ii) Foreigner and Government department/organization ....

....

(c) By contractual basis:

(i)Foreigner and citizen ....

(ii) Foreigner and Government department/organization ....

....

Remark : The following information needs to attach for the above Paragraph (4):-

(i) Share ratio for the authorized capital from abroad and local, names, citizenships, addresses and occupations of the directors;

(ii) Joint Venture Agreement (Draft) and recommendation of the Union Attorney General Office if the investment is related with the State;

(iii) Contract (Agreement) (Draft)

5. Particular relating to company incorporation

(a) Authorized capital .... USD 144,000,000.00

(b) Type of share .... Ordinary Shares

(c) Number of shares .... (144,000,000) shares USD 1.00 per share

....

Remark: Memorandum of Association and Articles of Association of the Company shall be submitted with regard to above paragraph (5)

6. Particulars relation to capital of the investment business

Amount of capital to be contributed

Kyat/US$

(a) Amount/Percentage of local capital to be contributed ....

(b) Amount/Percentage of foreign capital to be contributed .... USD $ 144,000,000 ....

TOTAL USD $ 144,000,000

(c) Annually or period of proposed capital to be brought in Within Four Years after MIC pemit ....

(d) Last date of capital brought in........ 2020

(e) Proposed duration of investment .... (32) years (Subject to further renewal as may be granted)

(f) Commencement date of construction........ After MIC permit and construction permit

(g) Construction period .... (42)months from construction permit

Remark: Describe with annexure if it is required for the above Para 6 (c)

7. Detail list of foreign capital to be brought in –

	Foreign Currency (Million)	**Equivalent Kyat (Million)**
(a) Hard Development Cost (to be sourced locally where possible, otherwise to be imported – refer Annex-3.3)	116,421,485	....
(b) Preopening Costs (see Annex 3.3)	4,870,000	....

Remark: Item (a) Hard Development Cost of US$ 116,421,485 includes imported material cost of US$ 73,444,322.

(c) Hotel Cars (to be imported-See Annex 3.3)	600,000	
(d) Soft costs of development including Consulting fees and other contingencies (See Annex 3.3)	22,108,515	
TOTAL	144,000,000	

8. Details of local capital to be contributed –

	Kyat
(a) Amount	
(b) Value of machinery and equipment (to enclose detail list)	
(c) Rental rate for building /land	
(d) Cost of building construction	
(e) Value of furniture and assets (to enclose detail list)	
(f) Value of initial raw material requirement (to enclose detail list)	
(g) Others	

9. Particulars about the investment business –

(a) Investment location(s)/place Plot No.1, (48/49), Survey Block No.19D, Dagon Township

(b) Type and area requirement for land or land and building

(i) Location ....

(ii) Number of land/building area 13,488 Sqm / 3.32 acres(Land)

(iii) Owner of the land ....

(aa)Name/Company/Department.......... Myanma Railways (MR)

(bb)National Registration Card No..........

(cc)Address..........

(iv) Type of land .... (50)Years -Free Hold Land owned by MR

(v) Period of land lease contract.......... 50Years

(vi) Lease period .... From MIC permit to (31st December 2047) subject to further renewals which may be granted.

(vii) Lease rate ....

(aa) Land .... USD 24 per sqm during construction on the basis of and area of 13,488 sqm

(bb) Building of .... USD 42.24 per sqm on aggregate Net Lettable Area from the date of completion of The Peninsula Yangon.

(viii) Ward ....

(ix) Township .... Dagon Township

(x) State/Region .... Yangon

(xi) Lessee ....

(aa) Name/Name of Company/Department .... PENINSULA YANGON LIMITED

(bb) Father's name ....

(cc) Citizenship ....

(dd) ID No./Passport No. ....

(ee) Residence Address .... FMI Centre, Levels 10&11, No.380, Bogyoke Aung San Road, Pabedan Township, Yangon

Remark : Following particulars have to enclosed for above Para 9 (b)

(i) to enclose land map, land ownership and ownership evidence

(ii) draft land lease agreement, recommendation from the Union Attorney General Office if the land is related to the State

(c) Requirement of building to be constructed;

(i) Type/number of building Building.......... Two Storey - One Building

(ii) Area ....

(d) Product to be produced/Service ....

(1) Name of Product .... "Peninsula Yangon Hotel"

(2) Estimate amount to be produced annually .... (88) rooms

(3) Type of service.......... Five Star Luxury Hotel – "The Peninsula Yangon"

(4) Estimate value of service annually .... (See Annex 3.5)

Remark: Detail list shall be enclosed with regard to the above Para 9(d).

(e) Annual requirement of materials/ raw materials

Remark: According to the above Para 9 (e) detail list of Products in terms of type of products, quantity, value, technical specifications for the production shall be listed and enclosed.

(f) Production system ....

(g) Technology ....

(h) System of sales ....

(i) Annual fuel requirement ....122,544 Litres (Diesel)..

(to prescribe type and quantity)

(j) Annual electricity requirement ...6,353,077 (KWH)..

(k) Annual Water requirement ....72,270 m3..

(to prescribe daily requirement if any)

10. Detail information about financial standing – Financial standing of Peninsula International Investment Holdings Limited

(a) Name/company's name ....

(b) ID No./National Registration Card No./ Passport No ....

(c) Bank Account No. ....See bank Recommendation Letter..

Remark : To enclose bank statement from resident country or annual audit report of the principle company with regard to the above Para 10.

11: Number of personnel required for the proposed economic activity : -

(a) Local personnel	(210) number	(99) %
(b) Foreign experts and technicians	(2) number	(1) %

(Engineer, QC, Buyer, Management, etc. based on the nature of business and requirement period)

Remark : As per parp 11 the following information shall be enclosed:-

(i) Number of personnel, occupation, salary, etc;

(ii) Social security and welfare arrangements for personnel;

(iii) Family accompany with foreign employee;

12. Particulars relating to economic justification:-

		Foreign Currency	Equivalent Estimated Kyat
(a)	Annual Income	See Annex (3.5/3.8)	....
(b)	Annual expenditure	See Annex (3.6).....	....
(c)	Annual net profit	See Annex (3.7).....	....
(d)	Yearly investments	See Annex (3.2) (3.8)	....
(e)	Recoupment period	See Annex (3.9).....	....
(f)	Other benefits (to enclose detail calculations)	See Annex (3.5/3.6/3.7/3.8/3.9/3.12).............	

13. Evaluation of environment impact:-
   (a) Organization for evaluation of environmental assessment;
   (b) Duration of the evaluation for environment assessment;
   (c) Compensation programme for environment damages
   (d) Water purification system and waste water treatment system
   (e) Waste management system
   (f) System for storage of chemicals

14. Evaluation on social impact assessments;
   (a) Organization for evaluation of social impact assessments;
   (b) Duration of the evaluation for social impact assessments;
   (c) Corporate social responsibility programme;

Signature ....

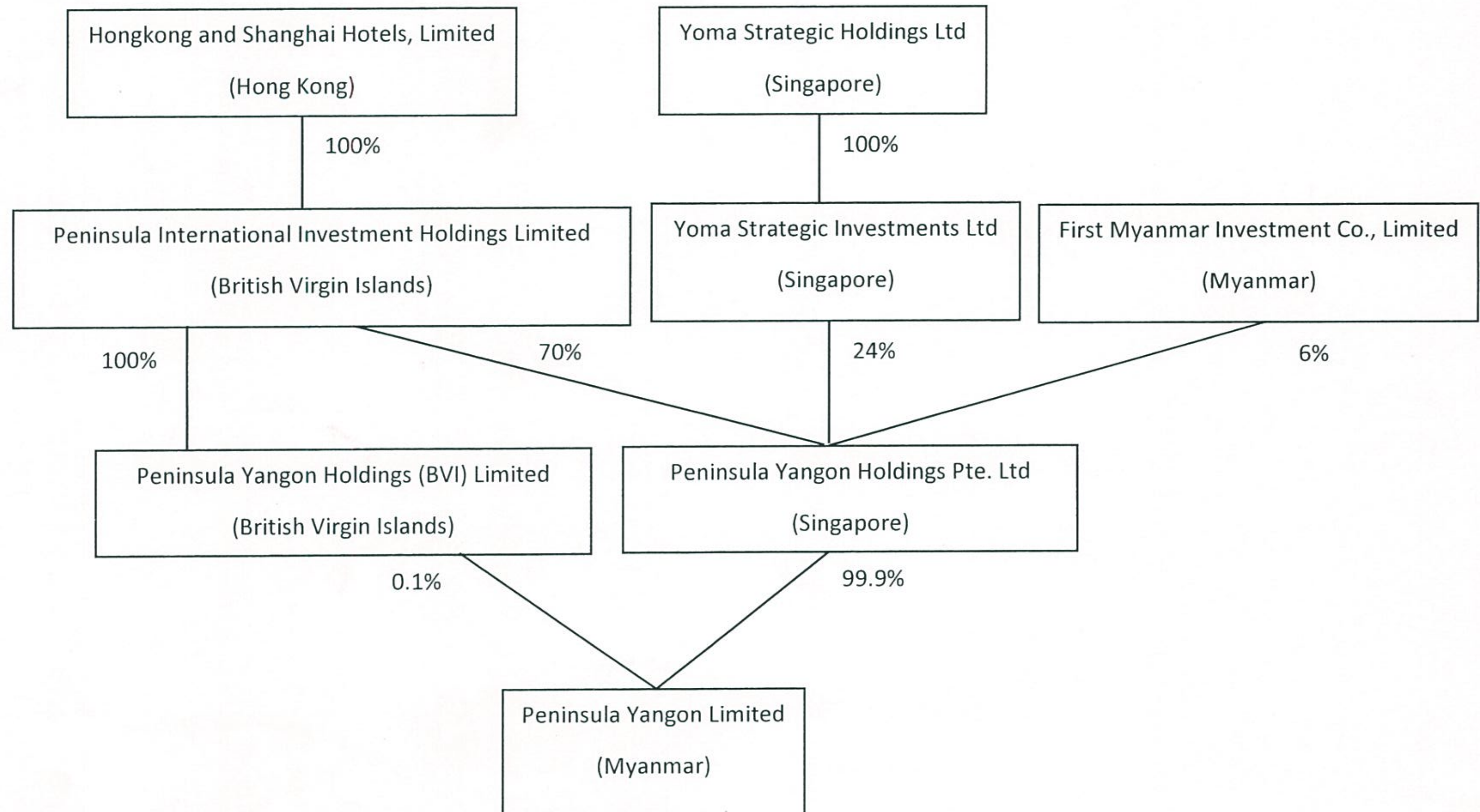
Name UTheimWai@Mr.SergePun

Designation Promoter

PENINSULA YANGON LIMITED

Peninsula Yangon Limited

Corporate Structure Diagram



Peninsula Yangon Limited

Financing Structure

PENINSULA YANGON HOTEL PROJECT - FINANCING STRUCTURE

Peninsula Yangon Hotel

Sources	USD Amount	Aggregate % Shareholdings	Uses	USD Amount
Developer Group Equity (Land):	$15,000,000	30%	Land Acquisition:	$15,000,000
Developer Group Equity (Cash):	$32,416,946		Budgeted Construction Costs:	$87,651,584
Peninsula Equity Funding:	$110,639,541	70%	Budgeted Infra Costs:	$4,243,670
			Construction Contingency:	$15,068,726
			Consultant Fees:	$14,231,668
			Taxes & Other Soft Costs	$21,860,839
Total:	**$158,056,487**		**Total:**	**$158,056,487**

PENINSULA YANGON LIMITED

BOARD OF DIRECTORS LIST

No	Name	Passport No. or N.R.C. No and Citizen	Designation	Address
1	Mr. Martyn Peter Alexander Sawyer	517812057 British	Director	House 2 Ruby Chalet, Lot No. 1128 DD217, Pak Sha Wan, Sai Kung, New Territories, Hong Kong
2	U Theim Wai @Mr. Serge Pun	12/MaGaTa (Naing) 084053 Myanmar	Director	FMI Centre, Levels 10 & 11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar
3	Mr. Clement King Man Kwok	761251599 British	Director	A3, Pinecrest, 65 Repulse Bay Road, Hong Kong
4	Ms. Christobelle Yi Ching Liao	518266334 British	Director	55, Kadoorie Avenue, Kowloon, Hong Kong
5	Mr. Peter Camille Borer	X0760704 Swiss	Director	Flat B, 16/F, Block 2 Ruby Court, 55 South Bay Road, Hong Kong
6	Mr. Chi Yam Cyrus Pun	KJ0274493 Chinese	Director	FMI Centre, Levels 10 & 11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

PENINSULA YANGON LIMITED

INVESTMENT SCHEDULE

Sources	USD	Shareholding
Peninsula Yangon Holdings Pte. Ltd	$143,856,000	99.9%
Peninsula Yangon Holdings (BVI) Ltd	$144,000	0.1%
Total	**$144,000,000**	

Investment Summary	
Hard Development Costs	$116,421,485
Preopening Costs	$4,870,000
Hotel Cars	$600,000
Soft costs of Development, including Consulting fees and other contingencies	$22,108,515
Total Investment Amount	**$144,000,000**

1.0 Summary of estimated costs

		Cost	PP&O	**Total Cost**
		L=N-M	M = L * PPO	N=SUM(K:P)
A.	Conservation works	17,130,267	3,083,439	20,213,706
B.	Foundation and sub-structure	3,654,730	657,850	4,312,580
C.	Structural frame and slab	5,020,208	903,635	5,923,843
D.	Structure	133,213	23,978	157,192
D.	Architectural works	11,907,755	2,143,390	14,051,144
E.	ME services	13,948,892	2,510,793	16,459,685
F.	Interior fit out and millwork	15,600,849	2,808,145	18,408,994
G.	Furnishing, furniture and equipment (FF&E)	11,754,640	2,115,829	13,870,469
H.	Hotel operating equipment and supplies (HOES)	15,672,853	2,821,105	18,493,958
I.	External works and landscaping	3,838,912	691,002	4,529,914
		98,662,319	17,759,166	116,421,485

Soft Cost	19,022,507
SPA PM Services	
PYN PM Services	
Executive Architect	
Resident Architect	
Structural Engineer Services	
Resident Stuctural Engineer	
MEP Engineer Services	
Resident MEP Engineer	
Quantity Surveyor	
Heritage Advisor	
Landscape Consultant	
Security Consultant	
Temporary Works Consultant	
Interior Designer	
Accommodation for PYN PM	
Taxes	
Contingency	
Preopening	4,870,000
Hotel Cars	600,000
Legal, Insurance & Brokerage Fees	1,620,000
TSA Fee	800,000
Contingency Funds	666,008
Total	144,000,000

7.0 Detailed breakdown of estimated costs Feb-2016

Item	Description	COST	P&PO	TOTAL BUDGET
A.	**Conservation works**			
1.0	Enabling works			
	3D survey	52,850	9,513	62,363
	Heritage architectural survey [Lapis]	186,553	33,580	220,132
	Façade inspection [CCCP]	56,944	10,250	67,194
	Masonry investigation	52,850	9,513	62,363
	Survey and scanning [AAM]	55,619	10,011	65,631
	Test piles [CSC]	32,070	5,773	37,843
	Load test for pile [Geolab]	34,062	6,131	40,193
	Scaffolding and small parts rental [Flying Hawk]	4,625	833	5,458
	Termite treatment [Green Pest]	783	141	924
	Movement monitoring system	211,400	38,052	249,452
	Restoration cast iron balustrade [The Chindits]	429	77	506
	Rental of boom lift [Myanmar Elephant]	895	161	1,056
	Asbestos debris clean out work [Safe Asbestos]	54,647	9,836	64,483
	Temporary protection works including temporary roofing, cover for façade op demolition/ removal of heritage item.	190,260	34,247	224,506
	Sub-total (1.0)	933,987	168,118	1,102,105
2.0	Pre underpinning preparation			
	Façade repair			
	8mm helifix bar including cut slot, drill hole, inject helibond,	45,345	8,162	53,507
	Helifix through pins including drill hole, inject helibond, cleaning, etc.	267,632	48,174	315,806
	Allow for crack stitiching (300m)	19,026	3,425	22,451
	Façade strengthening			
	Rebar DB20 including vertical core drill 36mm diameter hole, inject grouting, repointing, cleaning, etc.	237,825	42,808	280,633
	RC beam 200x200mm with 3 no. helifix cemties including cutting into wall, drill hole, inject helibond, cleaning, etc.	253,680	45,662	299,342
	Steel angle including DB16 bars, bolts and washers, etc. casted into	253,680	45,662	299,342
	Rebar 2-DB 10 including cut slot, drill hole, inject grouting, repointing,	152,208	27,397	179,605
	Miscellaneous including mockup samples, etc.	105,700	19,026	124,726
	Sub-total (2.0)	1,335,095	240,317	1,575,412
A.	**Conservation works**			
3.0	Underpinning and façade retention			
	Mobilization and demobilization of equipment	317,099	57,078	374,177
	Special supervision	528,499	95,130	623,629
	Bored pile			
	0.80m diameter			
	49m (average) long (underpinning)	477,235	85,902	563,137
	50m long (façade retention)	96,187	17,314	113,500
	1.00m diameter 49m (average) long (underpinning)	1,376,212	247,718	1,623,930
	Plunge column (107 No.)	270,592	48,706	319,298
	Façade retention			
	Temporary steel sheet pile including supply, install and removal	360,331	64,860	425,190
	Façade retention steel frame (Wentworth House quantity)	1,581,269	284,629	1,865,898
	Façade restraint connection including timber waling, steel ties, timber struts, steel plate, washers and nuts	422,799	76,104	498,903
	Temporary bored pile 1.00m diameter 30m (average) long	116,270	20,929	137,198
	Temporary raking pile 0.45m diameter 30m (average) long	22,197	3,995	26,192
	Temporary pile cap	21,140	3,805	24,945
	Resin bolts	52,850	9,513	62,363
	Allow for miscellaneous work including access platform, scaffolding, et	317,099	57,078	374,177
	Allow for removal of all temporary works including piles, pile caps, steel frames, stanchion, etc.	105,700	19,026	124,726
	Excavation in sections including disposal	45,240	8,143	53,383
	Incidental demolition work	158,550	28,539	187,089

7.0 Detailed breakdown of estimated costs

Feb-2016

	Coring 0.45(dia) x 1.2(L)m through brick wall	763,153	137,368	900,520
	Needle beam 175 x 175 x 40.2 kg/m 2.5m long	228,946	41,210	270,156
	Grouting 0.45(dia) x 1.2(L) m	196,919	35,445	232,364
	Allow for hydraulic jack up installation	2,113,997	380,519	2,494,516
	Allow for instrumentation and monitoring	158,550	28,539	187,089
	Miscellaneous	211,400	38,052	249,452
	[Note: Cross head beams and longitindinal beams included in item C - structural frame and slab]			
	Sub-total (3.0)	9,942,232	1,789,602	11,731,834
4.0	Heritage phasing wall			
	Provision for heritage phasing wall works including underpinning beam, column, piling, temporary steel framing, repair and cosmetic works etc. (370m2)	739,899	133,182	873,081
	Sub-total (4.0)	739,899	133,182	873,081
A.	**Conservation works**			
5.0	Secondary masonry strengthening			
	Provision for secondary masonry strengthening works	211,400	38,052	249,452
	Sub-total (5.0)	211,400	38,052	249,452
6.0	Cosmetic works to fascade			
	Cleaning and de-soiling including removal of vegetation, mortar, plaster, etc	153,899	27,702	181,601
		351,769	63,318	415,087
	Replacement and repair of damaged brick and laterite including substrate str	158,550	28,539	187,089
	Repointing of deteriorated mortar	66,062	11,891	77,954
	Surface protective coating	351,769	63,318	415,087
	Sub-total (6.0)	1,082,049	194,769	1,276,818
7.0	Demolition and dismantling works			
	Demolition and disposal			
	Existing roof with asbestos content (asbestos removed separately) including modern gutters and rainwater pipes etc. (4,250 m2)	73,990	13,318	87,308
	Existing bricked up openings of façade (19 No.)	3,171	571	3,742
	Existing slabs and steps (3,100 m2)	52,850	9,513	62,363
	Miscellaneous items including existing balcony boarding, concrete gutter, chicken mesh infills to doors and windows, non restorable items items, etc.	42,280	7,610	49,890
	Carefully dismantle for future re-use			
	Timber works including eaves soffits, handrails, and ceiling board with support, windows, doors, louvres, etc.	264,250	47,565	311,815
	Metal works including mild-steel framed windows cast iron awnings, turrets, cast iron grilles, cast iron balustrades, cast iron porch, cast iron rainwater goods, etc.	264,250	47,565	311,815
	Existing walls including internal wall (7,850 m2)	264,250	47,565	311,815
	Internal courtyard wall (885 m2)	31,710	5,708	37,418
	Existing timber floors and structure support (3,100 m2)	105,700	19,026	124,726
	Timber staircase (3 No.)	105,700	19,026	124,726
	Terrazzo floor (60 m2)	2,114	381	2,495
	Storage	507,359	91,325	598,684
	Special supervision (fee proposed by studio lapis)(in soft cost)			
	Sub-total (7.0)	1,717,622	309,172	2,026,794
A.	**Conservation works**			

8.0	Restoration and repair works (Due to different levels of dilapidation/ deterioration of various elements, the below costs are generally for medium level of restoration based on QS assumption)			
	Timber flooring / ceiling boards (assume 10,000m2 can be restored)	369,949	66,591	436,540
	Timber doors with ironmongery (assume 80% of the 217 No.existing doors can be restored)	158,550	28,539	187,089
	Timber louvres and toplight with louvres and ironmongery (assume 30% of the 58 No.existing louvres can be restored)	26,425	4,756	31,181
	Timber / mild steel windows with ironmongery (assume 80% of the 129 No.existing windows can be restored)	158,550	28,539	187,089
	Timber staircases (assume 3 No can be restored)	126,840	22,831	149,671
	Cast iron canopies (assume 4 No. can be restored with new roof sheet)	21,140	3,805	24,945
	Cast iron awnings (assume 80% of the 106 No existing awnings can be restored)	31,710	5,708	37,418
	Cast iron window grilles (assume 80% of the 159 No.existing grilles can be restored)	31,710	5,708	37,418
	Cast iron rainwater pipes (assume 400 m can be restored)	21,140	3,805	24,945
	Cast iron balustrades (assume 50 m can be restored)	10,570	1,903	12,473
	Cast iron porch	52,850	9,513	62,363
	Miscellaneous timber items including timber eaves soffits, roof fascia boards and other decorative items, etc.	52,850	9,513	62,363
	Miscellaneous metal items including punkawallah hook, fire extinguisher star	52,850	9,513	62,363
	Supervision	52,850	9,513	62,363
	Sub - total (8.0)	1,167,983	210,237	1,378,220
	TOTAL (A)	**17,130,267**	**3,083,448**	**20,213,715**

7.0 Detailed breakdown of estimated costs Feb-2016

Item	Description	COST	P&PO	TOTAL BUDGET
B	**Foundation and sub structure**			
	Bored pile 0.80m diameter 49m (average) long	1,608,963	289,613	1,898,576
	Excavation (under footprint of MRB) including disposal	447,966	80,634	528,600
	Apply epoxy to sides of longitudinal beam	33,560	6,041	39,600
	Sand blinding 100mm thick	12,938	2,329	15,266
	Lean concrete 100mm thick	43,126	7,763	50,888
	Footing			
	Reinforced concrete 35 Mpa	388,288	69,892	458,180
	Formwork	50,313	9,056	59,369
	Reinforcement	264,461	47,603	312,064
	RC slab 100mm thick on mat foundation	31,710	5,708	37,418
	Lean concrete fill	7,927	1,427	9,354
	Basement slab			
	Waterproof reinforced concrete 35 Mpa	275,559	49,601	325,160
	Formwork	5,813	1,046	6,860
	Reinforcement	304,416	54,795	359,210
	Allow for "low heat" agent	21,140	3,805	24,945
	Allowance for waterproofing	95,130	17,123	112,253
	Provision for expansion joints, construction joints, connections, etc.	31,710	5,708	37,418
	Provision for anti-termite treatment	31,710	5,708	37,418
	TOTAL (B)	**3,654,730**	**657,851**	**4,312,582**

Item	Description	COST	P&PO	TOTAL BUDGET
C.	**Structural frame and slab**			
	Wall			
	Reinforced concrete 50 Mpa	194,065	34,932	228,997
	Formwork	133,182	23,973	157,155
	Reinforcement	183,918	33,105	217,023
	Column			
	Reinforced concrete 50 Mpa	142,695	25,685	168,380
	Formwork	119,864	21,575	141,439
	Reinforcement	219,856	39,574	259,430
	Beam			
	Reinforced concrete 32 Mpa	88,365	15,906	104,271
	Reinforced concrete 50 Mpa	130,328	23,459	153,787
	Formwork	139,080	25,034	164,114
	Reinforcement	659,567	118,722	778,289
	Slab			
	Reinforced concrete 32 Mpa	1,123,040	202,147	1,325,187
	Formwork	418,571	75,343	493,914
	Reinforcement	883,651	159,057	1,042,708
	Ramp			
	Reinforced concrete 35 Mpa	12,288	2,212	14,499
	Formwork	4,186	753	4,939
	Reinforcement	10,517	1,893	12,410
	Structural steel to			
	Courtyard pavillion	99,569	17,922	117,492
	Balcony (L2)	64,265	11,568	75,833
	Column (L3)	9,936	1,788	11,724
	Main roof frame	24,522	4,414	28,936
	Turret roof frame	19,449	3,501	22,950
	Support for display exposed footing (10m2)	5,285	951	6,236

	Allowance for bolts, plates, etc. (20%)	43,337	7,801	51,138
C.	**Structural frame and slab**			
	Allowance for fire proof paint	105,700	19,026	124,726
	Allowance for miscellaneous works including cutting hole through existing brick wall for structure, steel studs for connection to existing brick wall, etc	42,280	7,610	49,890
	Provision for expansion joints, construction joints, seismic joints, acoustic and fire stop, etc.	105,700	19,026	124,726
	Provision for strengthening and corrosion treatment to steel girder across large openings at north and south wings.	15,855	2,854	18,709
	Allowance for waterproofing	21,140	3,805	24,945
	TOTAL (C)	**5,020,208**	**903,637**	**5,923,846**

7.0 Detailed breakdown of estimated costs Feb-2016

		COST	P&PO	TOTAL BUDGET
D.	**Architectural works**			
1.0	Elevations	3,973,356	715,204	4,688,560
2.0	Roof coverings	4,081,482	734,667	4,816,149
3.0	Staircases	311,130	56,003	367,134
4.0	Reinforced concrete sundries	52,850	9,513	62,363
5.0	Internal walls and partitions	1,263,549	227,439	1,490,988
6.0	Doors	441,744	79,514	521,258
7.0	Ironmongery	182,170	32,791	214,960
8.0	Floor finishes	115,684	20,823	136,507
9.0	Ceiling finishes	114,361	20,585	134,946
10.0	Internal wall finishes	1,224,727	220,451	1,445,177
11.0	Fittings and sundries	180,010	32,402	212,412
12.0	Sanitary fittings	99,905	17,983	117,888
	Total (D)	**12,040,968**	**2,167,374**	**14,208,343**

GCFA = 17,585

7.0 Detailed breakdown of estimated costs Feb-2016

Item	Description	COST	P&PO	TOTAL BUDGET
D.	**Architectural works**			
1.0	Elevation			
	Cosmetic works to existing facade (brick and laterite walls) (included in Section A)			
	Reconstruct courtyard fairfaced brick wall with brick clad piers, self supporting arches between piers, brick cornices, necessary support, connections and accessories	724,119	130,341	854,461
	Double glazing unit to archway	260,414	46,875	307,289
	Extra for double door	18,001	3,240	21,241
	Heat strengthened laminated glass wall	77,224	13,900	91,125
	Extra for double door	18,001	3,240	21,241
	Double glazing unit with ceramic frit pattern	101,526	18,275	119,800
	Double glazing unit store front to courtyard pavillion	360,020	64,804	424,823
	Extra for single door	4,320	778	5,098
	Extra for double door	30,002	5,400	35,402
	Extra for revolving door	30,002	5,400	35,402
	Allow for teak battens to inner arches of entrance pavillion	180,010	32,402	212,412
	Decorative timber double glazed window	580,832	104,550	685,381
	Decorative timber double glazed window with timber louvre	507,628	91,373	599,001
	Timber louvre	46,803	8,424	55,227
	Decorative timber double door panel	267,855	48,214	316,068
	Timber eaves soffit with framing	126,727	22,811	149,538
	Cast iron awnings	99,845	17,972	117,818
	Metal grilles	144,008	25,921	169,929
	Cast iron gutter	141,608	25,489	167,097
	Cast iron balustrade	39,602	7,128	46,731
	Glass balustrade 0.9m high	10,801	1,944	12,745
	Verandah with new zinc roof and timber soffit, balustrade and flooring including support and fixing [60 (L) x 2.5 (W) m]	144,008	25,921	169,929
	Provision for other features	60,003	10,801	70,804
	Sub-total (1.0)	3,973,356	715,204	4,688,560
2.0	Roof coverings			
	Pitched roof			
	Pre-patinated standing seam zinc roofing system (VMZinc) including substrate	1,818,699	327,366	2,146,065
	Provision for gutters, pipes etc (10%)	181,870	32,737	214,606
	Provision for motorized rooflight [4 No]	24,001	4,320	28,322

	Provision for turret including louvre [3 No. @ 4(L) x 4(L) x 2(H) m]	96,005	17,281	113,286
D.	**Architectural works**			
2.0	Roof coverings			
	Entrance pavillion roof			
	Double glazing roof laminated to internal framing w/ceramic frit, exposed aluminium roof framing finish and slatted teak battens to roof overhang	1,663,291	299,392	1,962,683
	Pre-patinated standing seam roofing to awnings (104 No)	187,210	33,698	220,908
	Pre-patinated standing seam roofing to balcony (213m2)	78,004	14,041	92,045
	Reinstall restored cast iron canopy at L1 (4 No.)	14,401	2,592	16,993
	Restore including necessary strengthening of existing Art Deco RC canopy at north wing in-situ [5 (L) x 4.5 (W) m]	18,001	3,240	21,241
	Sub-total (2.0)	4,081,482	734,667	4,816,149
3.0	Staircases			
	Reinforced concrete staircase 1.10m wide and total 4.80m rise (In 1 No.) [BOH to pool pavilion, B1 to L1]			
	Reinforced concrete	1,147	206	1,353
	Formwork	932	168	1,100
	Reinforcement	687	124	811
	Screed with hardener	1,031	186	1,216
	Non-slip nosing	278	50	329
	Ceiling skim coat	346	62	408
	Wall plaster and paint	5,760	1,037	6,797
	Galvanised steeling railing and balustrade 900m high	3,330	599	3,929
	Reinforced concrete staircase 1.10m wide and total 63.20m rise (In 4 No.) [BOH, B1 to L3]			
	Reinforced concrete	8,519	1,533	10,053
	Formwork	6,964	1,253	8,217
	Reinforcement	7,811	1,406	9,217
	Screed with hardener	11,461	2,063	13,524
	Non-slip nosing	3,543	638	4,180
	Ceiling skim coat	4,162	749	4,911
	Wall plaster and paint	37,352	6,723	44,075
	Galvanised steeling railing and balustrade 900m high	49,943	8,990	58,933
	Steel staircase 1.20m wide and total 5.50 m rise (In 1 No.) [L3 to L3M]			

	Structural steel	2,808	505	3,314
	Paint to structural steel	1,248	225	1,473
	Timber treads	6,300	1,134	7,434
D.	**Architectural works**			
3.0	Staircases			
	Steel staircase 1.20m wide and total 5.50 m rise (In 1 No.) [L3 to L3M]			
	Timber railing and steel balustrade 1.00m high	13,501	2,430	15,931
	Reinstall restored ornamented timber staircase (In 2 No.) [FOH, L1 to L3]	144,008	25,921	169,929
	Sub-total (3.0)	311,130	56,003	367,134
4.0	Reinforced concrete sundries			
	Allow for plinths, fillings, construction and expansion joints and sundry concrete items	52,850	9,513	62,363
	Sub-total (4.0)	52,850	9,513	62,363
5.0	Internal walls and partitions			
	Concrete block wall			
	100 mm	17,401	3,132	20,533
	150 mm	143,648	25,857	169,504
	200 mm	226,812	40,826	267,639
	Acoustic wall			
	200 mm	202,811	36,506	239,317
	250 mm	182,410	32,834	215,244
	Reconstructed wall with fairfaced brick finish	318,017	57,243	375,260
	Reconstructed wall with laterite finish	117,606	21,169	138,776
	Glass wall	48,603	8,748	57,351
	Extra for			
	Single door	1,440	259	1,699
	Double door	4,800	864	5,664
	Sub-total (5.0)	1,263,549	227,439	1,490,988
6.0	Doors			
	Front of house door			
	Timber			
	Single	30,722	5,530	36,252
	Double	43,202	7,776	50,979
	Glass			
	Single	2,400	432	2,832

	Double	69,604	12,529	82,132
	Steel door			
	Single	11,881	2,139	14,019
D.	**Architectural works**			
6.0	Doors			
	Back of house door			
	Timber			
	Single	31,202	5,616	36,818
	Double	30,242	5,443	35,685
	Steel			
	Single	47,883	8,619	56,501
	Double	19,441	3,499	22,940
	Roller shutter (automatic) (6 No.)	87,725	15,790	103,515
	Pipe duct door	41,042	7,388	48,430
	Valet box door	26,401	4,752	31,154
	Sub-total (6.0)	441,744	79,514	521,258
	[Note : Doors to guestrooms are included in section E]			
7.0	Ironmongery			
	Average price per door (front of house)	41,042	7,388	48,430
	Average price per door (back of house)	118,086	21,256	139,342
	Pipe duct door and valet box door	23,041	4,147	27,189
	Sub-total (7.0)	182,170	32,791	214,960
8.0	Floor finishes			
	Screed with hardener (F01, F10)	64,203	11,557	75,760
	Screed only (F03, F16)	53,283	9,591	62,874
	Ceramic tile and screed (F05)	32,342	5,822	38,163
	Epoxy coating (F13)	12,481	2,247	14,727
	Vinyl sheet and screed (F17)	24,481	4,407	28,888
	Vinyl tile and screed (F18)	720	130	850
	Carpet tile and screed (F21)	103,686	18,663	122,349
	Provision for :			
	Skirting, thresholds, curb lining etc (15%)	43,680	7,862	51,542
	Waterproofing system (3,330 m2)	60,003	10,801	70,804
	Glass floor to exposed footing (10 m2)	12,001	2,160	14,161

	Sub-total (8.0)	115,684	20,823	136,507
9.0	Ceiling finishes			
	Skim coat and sealer (C01)	61,383	11,049	72,432
	Gypsum board ceiling (C04)	14,281	2,571	16,851
	Moisture resistant gypsum board ceiling (C05)	12,007	2,161	14,168
D.	**Architectural works**			
9.0	Ceiling finishes			
	Acoustic ceiling (C09 & C10)	61,563	11,081	72,645
	Washable acoustic ceiling (C12)	25,831	4,650	30,481
	Timber ceiling (C18 & C20)	396,742	71,413	468,155
	Allow for coves, light trough, etc. (20%)	114,361	20,585	134,946
	Sub-total (9.0)	114,361	20,585	134,946
10.0	Internal wall finishes			
	Plaster and paint	158,409	28,514	186,922
	Plaster only	128,527	23,135	151,662
	Ceramic tile and screed	70,144	12,626	82,770
	Vinyl wall covering	93,965	16,914	110,879
	Dry wall lining with gypsum plaster	37,802	6,804	44,606
	Laterite stone finish	99,365	17,886	117,251
	Fairface brick finish	564,511	101,612	666,123
	Provision for waterproofing system (4,130 m2)	72,004	12,961	84,965
	Sub-total (10.0)	1,224,727	220,451	1,445,177
11.0	Fittings and sundries			
	Allow for cat ladders, access panels etc.	120,007	21,601	141,608
	Acoustic treatment to plant areas	60,003	10,801	70,804
	Sub-total (11.0)	180,010	32,402	212,412
12.0	Sanitary fittings			
12.1	Front of house			
	Water closet with flush valve	9,000	1,620	10,621
	Urinal with flush valve	1,920	346	2,266
	Urinal partition	720	130	850
	Lavatory basin with faucets	15,121	2,722	17,843
	Shower fitting set	6,000	1,080	7,080
	Tempered glass shower cubicle	7,200	1,296	8,496

	Soap dispenser	1,440	259	1,699
	Paper holder	1,440	259	1,699
	Hand dryer	3,240	583	3,823
	Robe hook	540	97	637
	Towel rack	900	162	1,062
	Spray hose	900	162	1,062
D.	**Architectural works**			
12.0	Sanitary fittings			
12.1	Front of house			
	Toilet cubicle	10,801	1,944	12,745
	Grab bar	360	65	425
	Floor drain	1,680	302	1,983
	Sub-total (12.1)	61,263	11,027	72,291
12.2	Back of house			
	Water closet with flush valve	5,040	907	5,948
	Urinal with flush valve	1,800	324	2,124
	Urinal partition	432	78	510
	Lavatory basin with faucets	6,480	1,166	7,647
	Shower fittings set	3,840	691	4,531
	Soap dispenser	960	173	1,133
	Spray hose	504	91	595
	Paper holder	504	91	595
	Hand dryer	1,440	259	1,699
	Curtain rail	2,880	518	3,399
	Grab bar	240	43	283
	Mirror	7,200	1,296	8,496
	Vanity counter	5,400	972	6,372
	Floor drain	1,920	346	2,266
	Sub-total (12.2)	38,642	6,956	45,598
	Total (12.0)	51,483	9,267	60,750

7.0 Detailed breakdown of estimated costs Feb-2016

Summary

		COST	P&PO	TOTAL BUDGET
E.	**ME services**			
1.0	Electrical services	6,200,526	1,116,095	7,316,620
2.0	Sanitary and fire protection services	3,606,458	649,162	4,255,621
3.0	Air conditioning & ventilation system	3,523,564	634,242	4,157,806
4.0	Lift and escalator	618,344	111,302	729,646
	Total (E)	**13,948,892**	**2,510,801**	**16,459,692**

7.0 Detailed breakdown of estimated costs

Feb-2016

Item	Description	COST	P&PO	TOTAL BUDGET
E.	**ME services**			
	SUMMARY			
1.0	**Electrical and communication system**			
1.1	HV incoming and switch gear	205,696	37,025.30	242,721
1.2	Transformer and generator set	920,011	165,602.04	1,085,613
1.3	Essential main distribution board	518,352	93,303.36	611,655
1.4	Distribution board and panel board	307,164	55,289.47	362,453
1.5	Cu busduct	816,088	146,895.90	962,984
1.6	Cable & raceways	1,038,177	186,871.93	1,225,049
1.7	Lighting fixture	223,522	40,234.03	263,756
1.8	Switches and outlets	59,521	10,713.71	70,234
1.9	Telephone and data system	303,054	54,549.74	357,604
1.10	MATV system	76,593	13,786.79	90,380
1.11	Fire alarm system	370,260	66,646.83	436,907
1.12	IPCCTV system	194,056	34,930.16	228,987
1.13	Public address system	75,172	13,530.89	88,702
1.14	Access control system	89,887	16,179.68	106,067
1.15	Lighting control system	81,353	14,643.53	95,996
1.16	Network room controller system	175,581	31,604.61	207,186
1.17	Lightning protection and grounding system	148,833	26,789.90	175,623
1.18	Fire barrier, testing and miscellaneous	68,705	12,366.88	81,072
1.19	Landscape lighting	528,499	95,129.85	623,629
	Sub - total (1.0)	**6,200,526**	**1,116,095**	**7,316,620**
E.	**ME services**			
1.0	**Electrical and communication system**			
1.1	HV incoming and switch gear			
	SF6 switch gear w/terminator kits (12kV)	142,695	25,685.06	168,380

	XLPE 1C-400 sq.mm, 12kV	38,057	6,850.30	44,908
	XLPE 3C-95 sq.mm, 12kV	4,767	858.07	5,625
	IMC Ø 100mm	1,430	257.42	1,688
	RSC Ø 125mm	778	140.03	918
	Pull box, fitting and accessories	17,969	3,234.41	21,203
	Sub-total (1.1)	205,696	37,025	242,721
1.2	Transformer and generator set			
	Dry type transformer 1600 kVA, 11kV	190,260	34,246.75	224,506
	Generator set 1,250kVA (stand by) complete with : - GCP, fuel day tank - Air inlet / outlet louver w/sound attenuator etc.	634,199	114,155.82	748,355
	Automatic Synchronizing Panel	73,990	13,318.18	87,308
	Concrete foundation and accessories	21,563	3,881.30	25,444
	Sub-total (1.2)	920,011	165,602	1,085,613
1.3	Essential main distribution board			
	EMDB1 and TIE	95,130	17,123.37	112,253
	EMDB2	84,560	15,220.78	99,781
	EMDB1A	68,705	12,366.88	81,072
	EMDB2A	68,705	12,366.88	81,072
	MTS-AVR-1	15,855	2,853.90	18,709
	MTS-AVR-2	15,855	2,853.90	18,709
	AVR (500kVA)	50,736	9,132.47	59,868
	AVR (400kVA)	44,394	7,990.91	52,385
	Capacitor Bank (12x40kVAR)	52,850	9,512.98	62,363
	Concrete foundation and accessories	21,563	3,881.30	25,444
	Sub-total (1.3)	518,352	93,303	611,655
E.	**ME services**			
1.0	**Electrical and communication system**			
1.4	Distribution board and panel board			
	Distribution board	63,420	11,415.58	74,835
	Panel board	70,396	12,671.30	83,067

	Load panel	93,016	16,742.85	109,759
	UPS (100kVA)	52,850	9,512.98	62,363
	Hanger support and accessories	27,482	4,946.75	32,429
	Sub-total (1.4)	307,164	55,289	362,453
1.5	Cu busduct			
	2500A Cu busduct feeder			
	Cu busduct 2500A	330,799	59,543.87	390,343
	Elbow	20,510	3,691.80	24,202
	Flanged end	6,148	1,106.55	7,254
	Hanger support and accessories	13,371	2,406.79	15,778
	2000A Cu busduct feeder			
	Cu busduct 2000A	51,102	9,198.30	60,300
	Elbow	10,663	1,919.34	12,582
	Flanged end	2,397	431.51	2,829
	Hanger support and accessories	2,431	437.60	2,869
	1350A Cu busduct feeder			
	Cu busduct 1350A	274,085	49,335.29	323,420
	Elbow	8,921	1,605.79	10,527
	Flanged end	3,012	542.24	3,555
	Hanger support and accessories	15,591	2,806.33	18,397
	1000A Cu busduct feeder			
	Cu busduct 1000A	23,196	4,175.25	27,371
	Elbow	3,374	607.31	3,981
	Flanged end	1,518	273.21	1,791
	Hanger support and accessories	1,744	313.93	2,058
	800A Cu busduct feeder			
	Cu busduct 800A	15,731	2,831.64	18,563
	Elbow	1,630	293.38	1,923
	Flanged end	326	58.60	384
	Enclosure	326	58.60	384
	Hanger support and accessories	1,744	313.93	2,058

	600A Cu busduct feeder			
	Cu busduct 600A	13,604	2,448.64	16,052
	Elbow	1,487	267.70	1,755
	Flanged end	297	53.46	350
	Enclosure	297	53.46	350
	Hanger support and accessories	1,744	313.93	2,058
	PIU-MCCB (600A)	6,257	1,126.34	7,384
	PIU-MCCB (400A)	2,093	376.71	2,470
	PIU-MCCB (300A)	1,691	304.42	1,996
	Sub-total (1.5)	816,088	146,896	962,984
1.6	Cable and raceways			
	Cable			
	XLPE/PVC 300 sq.mm	43,159	7,768.68	50,928
	LSF 300 sq.mm	149,113	26,840.32	175,953
	LSF 120 sq.mm	3,907	703.20	4,610
	LSF 95 sq.mm	21,296	3,833.35	25,130
	LSF 50 sq.mm	4,776	859.59	5,635
	LSF 35 sq.mm	7,441	1,339.43	8,781
	LSF 25 sq.mm	18,823	3,388.14	22,211
	LSF 10 sq.mm	1,725	310.50	2,036
	LSF 6 sq.mm	9,012	1,622.15	10,634
	LSF 2.5 sq.mm	29,602	5,328.41	34,931
	IEC 01 185 sq.mm	8,697	1,565.46	10,262
	IEC 01 150 sq.mm	20,976	3,775.70	24,752
	IEC 01 120 sq.mm	3,535	636.23	4,171
	IEC 01 95 sq.mm	1,032	185.69	1,217
	IEC 01 70 sq.mm	3,095	557.08	3,652
	IEC 01 50 sq.mm	8,857	1,594.19	10,451
	IEC 01 35 sq.mm	5,486	987.45	6,473
	IEC 01 25 sq.mm	24,131	4,343.63	28,475

	IEC 01 16 sq.mm	29,440	5,299.11	34,739
	IEC 01 10 sq.mm	12,794	2,302.90	15,097
	IEC 01 6 sq.mm	8,809	1,585.62	10,395
	IEC 01 4 sq.mm	837	150.69	988
	IEC 01 2.5 sq.mm	141,264	25,427.45	166,691
	FR 95 sq.mm	84,260	15,166.74	99,426
	FR 35 sq.mm	10,712	1,928.09	12,640
	FR 16 sq.mm	21,161	3,809.00	24,970
	FR 6 sq.mm	5,302	954.34	6,256
	Accessories	67,648	12,176.62	79,825
	Raceways			
	Wireway 600 x 100mm	3,139	565.07	3,704
	IMC Ø 100 mm	12,418	2,235.17	14,653
	IMC Ø 65 mm	11,923	2,146.13	14,069
	IMC Ø 40 mm	7,251	1,305.18	8,556
	IMC Ø 25 mm	1,068	192.16	1,260
	EMT Ø 80 mm	947	170.47	1,118
	EMT Ø 65 mm	3,596	647.26	4,243
	EMT Ø 50 mm	1,383	248.86	1,631
	EMT Ø 40 mm	9,418	1,695.21	11,113
	EMT Ø 32 mm	29,544	5,317.95	34,862
	EMT Ø 25 mm	1,881	338.66	2,220
	EMT Ø 20mm	9,382	1,688.75	11,071
	EMT Ø 15mm	168,904	30,402.74	199,307
	Flexible conduit Ø 15mm	4,011	722.04	4,733
	Pull box, fitting support and accessories	26,425	4,756.49	31,181
	Sub-total (1.6)	1,038,177	186,872	1,225,049
1.7	Lighting fixture			
	1 x 20W, LED batten type surface mounted (2,100lm, 6500k)	340	61.26	402

	2 x 20W, LED batten type surface mounted (2,100lm, 6500k)	21,575	3,883.58	25,459
	2 x 20W, LED louver recessed type (2,100lm, 6500k)	34,881	6,278.57	41,160
	3 x 20W, LED LED diffuser recesseed type (2,100lm, 6500k)	12,251	2,205.11	14,456
	2 x 20W, LED waterproof type wall mounted (2,100lm, 6500k)	12,177	2,191.79	14,368
	1 x 14W, LED recessed downlight (1,400lm, 6500k)	77,499	13,949.84	91,449
	Mirror lamp	3,974	715.38	4,690
	LED lamp fire exit sign, single side/ front exit	6,427	1,156.78	7,583
	LED lmap fire exit sign, doble side/ side exit	2,426	436.65	2,862
	LED lamp fire exit sign, single side/ side exit	1,184	213.09	1,397
	2 x 10W LED lamp, self-contained battery emergency lighting unit, sealed lead acid, 2 hours duration with simplex outlet	18,550	3,339.06	21,889
1.7	Lighting fixture			
	Central battery	8,984	1,617.21	10,602
	Hanger support and accessories	23,254	4,185.71	27,440
	Sub-total (1.7)	223,522	40,234	263,756
1.8	Switches and outlets			
	Switch 1 way	5,613	1,010.28	6,623
	Switch 2 way	3,387	609.59	3,996
	Simple receptacle	27,207	4,897.28	32,104
	Duplex receptacle	8,228	1,480.98	9,709
	Weatherproof duplex receptacle	370	66.59	437
	Safety switch	511	91.90	602
	Junction box	4,693	844.75	5,538
	Accessories	9,513	1,712.34	11,225
	Sub-total (1.8)	59,521	10,714	70,234
1.9	Telephone and data system			
	MDF (300/300P)	5,285	951.30	6,236
	Hybrid PBX	31,710	5,707.79	37,418

	Telephone and data rack	21,140	3,805.19	24,945
	Data rack (3U)	32,556	5,860.00	38,416
	Telephone outlet (RJ45)	3,086	555.56	3,642
	Data outlet (RJ45)	3,340	601.22	3,941
	Wifi device	25,875	4,657.56	30,533
	Support and accessories	11,627	2,092.86	13,720
	Wiring and raceways			
	Wiring			
	Fiber optic 6C 50/125µ (multi mode)	9,619	1,731.36	11,350
	50 pair UPT CAT6	247	44.52	292
	25 pair UPT CAT6	12,291	2,212.34	14,503
	FTP CAT 6A	35,646	6,416.32	42,063
	UTP CAT6A	10,701	1,926.19	12,627
	Accessories	6,342	1,141.56	7,484
	Raceways			
	Wireway 200x100mm	32,186	5,793.41	37,979
	Wireway 50x100mm	3,150	566.97	3,717
	EMT Ø 15mm	41,680	7,502.32	49,182
	RSC Ø 100mm	8,118	1,461.19	9,579
	Fitting, hanger support and accessories	8,456	1,522.08	9,978
	Sub-total (1.9)	303,054	54,550	357,604
1.10	MATV system			
	Satellite dish	634	114.16	748
	Head end and receiver	4,228	761.04	4,989
	IPTV rack & server	4,228	761.04	4,989
	UPS (1500VA)	2,537	456.62	2,993
	D/A (Digital to analog converter)	740	133.18	873
	Set top box	15,855	2,853.90	18,709

	TV outlet	2,431	437.60	2,869
	Hanger,support and accessories	3,065	551.75	3,617
	Wiring and raceways			
	Wiring			
	Fiber optic 6C 50/125μ (multi mode)	2,209	397.64	2,607
	UTP CAT6A	9,349	1,682.85	11,032
	Accessories	1,057	190.26	1,247
	Raceways			
	IMC Ø 65 mm	3,382	608.83	3,991
	EMT Ø 15mm	24,235	4,362.27	28,597
	Fitting, hanger support and accessories	2,642	475.65	3,118
	Sub-total (1.10)	76,593	13,787	90,380
1.11	Fire alarm system			
	Fire control panel w/battery charger (MFCP)	40,694	7,325.00	48,019
	SFCP	29,596	5,327.27	34,923
	Graphic annunciator	8,456	1,522.08	9,978
	Fire alarm PC workstation and printer	2,220	399.55	2,619
	Auto voltage stabilizer	1,585	285.39	1,871
	UPS (1500 VA)	1,268	228.31	1,497
	Fire alarm module panel	15,432	2,777.79	18,210
	Smoke detector photoelectric type (addressable type)	58,600	10,548.00	69,148
	Heat detector combination of fixed temperature and rate of rise (addressable type)	13,297	2,393.47	15,691
	Smoke beam detector	6,767	1,218.04	7,985
	Fire alarm speaker	13,612	2,450.16	16,062
	Fire alarm speaker with strobe	6,162	1,109.21	7,272
	Fire alarm manual station	8,704	1,566.79	10,271
	Fire alarm telephone jack	613	110.35	723
	Hanger, support and accessories	21,140	3,805.19	24,945
	Wiring and raceways			

	Wiring			
	Twisted pair w/shield FRC 2C-2.5 sq.mm	7,325	1,318.50	8,643
	Twisted pair w/shield FRC 2C-1.5 sq.mm	4,186	753.43	4,939
	FR 2C-2.5 sq.mm	25,696	4,625.21	30,321
	FR 2C-1.5 sq.mm	13,673	2,461.20	16,135
	IEC 01 1C-1.5 sq.mm	14,640	2,635.29	17,276
	Accessories	6,342	1,141.56	7,484
	Raceways			
	Wireway 100x100mm	25,127	4,522.85	29,650
	Wireway 50x100mm	2,981	536.53	3,517
	IMC Ø 20 mm	2,093	376.71	2,470
	IMC Ø 15 mm	13,618	2,451.31	16,070
	EMT Ø 15 mm	18,844	3,391.95	22,236
	Flexible conduit Ø 15mm	1,245	224.13	1,469
	Fitting, hanger support and accessories	6,342	1,141.56	7,484
	Sub-total (1.11)	370,260	66,647	436,907
1.12	IPCCTV system			
	Network video recorder (10TB) w/battery back up	50,736	9,132.47	59,868
	LCD monitor	3,699	665.91	4,365
	Security rack w/digital keyboard controller	6,342	1,141.56	7,484
	PC work station	2,822	507.99	3,330
	PB-UPSB1	634	114.16	748
	PB-UPS1A	634	114.16	748
	PB-UPS1B	634	114.16	748
	UPS	3,805	684.93	4,490
	Fixed dome camera auto iris	56,095	10,097.08	66,192
	Hanger, support and accessories	12,684	2,283.12	14,967
	Wiring and raceways			
	Wiring			

	Fiber optic 6C 50/125µ (multi mode)	2,220	399.55	2,619
	UTP CAT6A	5,179	932.27	6,112
	Accessories	740	133.18	873
	Raceways			
	Wireway 100x100mm	26,163	4,709.31	30,872
	Wireway 50x100mm	2,960	532.73	3,492
	EMT Ø 20mm	1,268	228.31	1,497
	EMT Ø 15mm	13,107	2,359.22	15,466
	Fitting, hanger support and accessories	4,334	780.06	5,114
	Sub-total (1.12)	194,056	34,930	228,987
1.13	Public address system			
	Public address sound rack console completed with : Digital signal processor Microphone and paging station DVD/MP3 player (5 Disc) Digital recorder message unit FM/AM turner Mixer & pre-amplifier, power amplifier Zone selector switch etc.	23,254	4,185.71	27,440
	PC work station	1,691	304.42	1,996
	Automatic voltage stabilizer	2,114	380.52	2,495
	UPS (1500 VA)	1,268	228.31	1,497
E.	**ME services**			
1.0	**Electrical and communication system**			
1.13	Public address system			
	Sound terminal box	6,469	1,164.39	7,633
	Volume control	1,184	213.09	1,397
	Recessed ceiling speaker (3W)	9,065	1,631.67	10,696
	Hanger support and accessories	4,439	799.09	5,238
	Wiring and raceways			
	Wiring			
	Fiber optic 6C 50/125µ (multi mode)	296	53.27	349
	2C-shield 22AWG audio cable	174	31.39	206

	3C -4.0sq.mm PVC/PVC	3,837	690.64	4,528
	3C -2.5sq.mm PVC/PVC	364	65.45	429
	2C-1.5 sq.mm twisted cable	4,465	803.66	5,268
	Accessories	898	161.72	1,060
	Raceways			
	EMT Ø 25mm	5,232	941.79	6,174
	EMT Ø 20mm	664	119.48	783
	EMT Ø 15mm	7,737	1,392.70	9,130
	Flexible conduit Ø 15mm	223	40.14	263
	Fitting, hanger support and accessories	1,797	323.44	2,120
	Sub-total (1.13)	75,172	13,531	88,702
1.14	Access control system			
	Main controller	15,115	2,720.71	17,836
	PC workstation	1,268	228.31	1,497
	Graphic annunciator	2,537	456.62	2,993
	Door processing unit (DPU)	21,563	3,881.30	25,444
	Elevator access controller (EAD)	3,594	646.88	4,241
E.	**ME services**			
1.0	**Electrical and communication system**			
1.14	Access control system			
	UPS	634	114.16	748
	Card reader	4,439	799.09	5,238
	Magnetic contact with magnetic door lock for single door	6,596	1,187.22	7,783
	Emergency exit push	2,537	456.62	2,993
	Magnetic contact	1,691	304.42	1,996
	Emergnecy break glass exit	3,171	570.78	3,742
	Hanger, support and accessories	6,342	1,141.56	7,484
	Wiring and raceways			
	Wiring			

	Twisted pair w/shield	846	152.21	998
	TEC 01 1.5 sq.mm	5,391	970.32	6,361
	Accessories	634	114.16	748
	Raceways			
	EMT Ø 20 mm	1,691	304.42	1,996
	EMT Ø 15mm	10,570	1,902.60	12,473
	Fitting, hanger support and accessories	1,268	228.31	1,497
	Sub-total (1.14)	89,887	16,180	106,067
1.15	Lighting control system			
	PC workstation	1,691	304.42	1,996
	Master controller, software interfacing unit w/monitor	15,326	2,758.77	18,085
	Lighting control panel	22,831	4,109.61	26,941
	Central selector switch	2,220	399.55	2,619
	Local multi switch	846	152.21	998
	Automatic voltage stabilizer	19,026	3,424.67	22,451
	UPS	1,268	228.31	1,497
	Hanger,support and accessories	6,342	1,141.56	7,484
	Wiring and raceways			
	Wiring			
	IEC 01 2.5 sq.mm	1,674	301.37	1,976
	UTP CAT 6A	1,418	255.33	1,674
	Accessories	317	57.08	374
	Raceways			
	EMT Ø 15mm	7,653	1,377.48	9,030
	Fitting, hanger support and accessories	740	133.18	873
	Sub-total (1.15)	81,353	14,644	95,996
1.16	Network room control system			
	PC workstation	1,691	304.42	1,996
	Central guestroom management control server	15,326	2,758.77	18,085
	UPS (1500 VA)	1,268	228.31	1,497

	Room control unit	93,016	16,742.85	109,759
	Hanger,support and accessories	10,570	1,902.60	12,473
	Wiring and raceways			
	Wiring			
	F/FTP CAT 6A	21,594	3,887.01	25,481
	UTP CAT 6A	6,184	1,113.21	7,298
	Accessories	2,748	494.68	3,243
	Raceways			
	Wireway 100 x 100 mm	5,209	937.60	6,146
	Wireway 50 x 100 mm	12,092	2,176.57	14,269
	EMT Ø 15mm	3,767	678.09	4,445
	Fitting, hanger support and accessories	2,114	380.52	2,495
	Sub-total (1.16)	175,581	31,605	207,186
1.17	Lightning protection and grounding system			
	Ground bar	951	171.23	1,123
	Ground test box	1,807	325.34	2,133
	Ground Inspection pit	206	37.10	243
	Copper clad steel ground rod 5/8" x 10'	4,994	898.98	5,893
	Hanger,support and accessories	793	142.69	935
	Wiring and raceways			
	Wiring			
	Copper tape 25x3 mm	77,071	13,872.79	90,944
	CV 95 sq.mm	1,860	334.86	2,195
	CV 16 sq.mm	211	38.05	249
	IEC 01 95 sq.mm	2,264	407.54	2,672
	IEC 01 35 sq.mm	285	51.37	337
	Bare copper 95 sq.mm	846	152.21	998
	Bare copper 50 sq.mm	15,363	2,765.42	18,129
	Accessories	9,513	1,712.34	11,225
	Raceways			

	IMC Ø32mm	12,541	2,257.43	14,799
	IMC Ø25mm	1,268	228.31	1,497
	IMC Ø15mm	888	159.82	1,048
	Fitting, hanger support and accessories	1,057	190.26	1,247
	Exothermic welding	16,912	3,044.16	19,956
	Sub-total (1.17)	148,833	26,790	175,623
1.18	Fire barrier, testing and miscellaneous			
	Fire barrier, testing and miscellaneous	68,705	12,366.88	81,072
	Sub-total (1.18)	68,705	12,367	81,072
1.19	Landscape lighting			
	Landscape lighting	528,499	95,129.85	623,629
	Sub-total (1.19)	528,499	95,130	623,629
E.	**ME services**			
	SUMMARY			
2.0	**Sanitary and Fire protection System**			
2.1	Cold water system	541,733	97,511.90	639,245
2.2	Hot water system	573,462	103,223.12	676,685
2.3	Soil, waste & kitchen waste	338,140	60,865.22	399,005
2.4	Vent system	117,166	21,089.91	138,256
2.5	Storm drainge system	275,672	49,620.87	325,292
2.6	Sewage system	113,014	20,342.57	133,357
2.7	Fire protection system	1,005,674	181,021.26	1,186,695
2.8	Fire suppression system	91,959	16,552.59	108,511
2.9	Irrigation system	42,280	7,610.39	49,890
2.10	Swimming pool and jacuzzi system	211,400	38,051.94	249,452
2.11	Water feature system	84,560	15,220.78	99,781
2.12	Gas system	42,280	7,610.39	49,890
2.13	Fuel pump system	42,280	7,610.39	49,890

2.14	Water treatment system	126,840	22,831.16	149,671
	Sub-total (2.0)	3,606,458	649,162	4,255,621
E.	**ME services**			
2.0	**Sanitary and Fire protection System**			
2.1	Cold water system			
	Pipe : Copper			
	Ø 15 mm	69,159	12,448.69	81,608
	Ø 20 mm	39,225	7,060.54	46,286
	Ø 25 mm	11,920	2,145.56	14,065
	Ø 32 mm	21,986	3,957.40	25,943
	Ø 40 mm	10,993	1,978.70	12,971
	Ø 50 mm	16,572	2,982.89	19,555
	Ø 65 mm	8,031	1,445.59	9,477
	Ø 80 mm	19,940	3,589.25	23,530
	Ø 100 mm	41,876	7,537.71	49,414
	Ø 150mm	19,178	3,452.07	22,630
	Ø 200mm	634	114.16	748
	Fitting	52,850	9,512.98	62,363
	Hanger and support	39,109	7,039.61	46,149
	Valve and accessories	79,275	14,269.48	93,544
	Booster pump			
	BP01,02 @ 60m3/hr	63,420	11,415.58	74,835
	BP 03,04 @ 25m3/hr	31,710	5,707.79	37,418
	Electrical work	15,855	2,853.90	18,709
	Sub-total (2.1)	541,733	97,512	639,245
2.2	Hot water system			
	Pipe : Copper			

		Ø 15 mm	33,697	6,065.48	39,763
		Ø 20 mm	3,187	573.63	3,760
		Ø 25 mm	19,134	3,444.08	22,578
		Ø 32 mm	11,075	1,993.54	13,069
		Ø 40 mm	12,008	2,161.35	14,169
		Ø 50 mm	13,933	2,508.00	16,441
		Ø 65 mm	14,346	2,582.20	16,928
		Ø 80 mm	26,614	4,790.55	31,405
		Ø 100 mm	34,405	6,192.95	40,598
	Fitting		33,824	6,088.31	39,912
	Hanger and support		25,368	4,566.23	29,934
	Valve and accessories		59,192	10,654.54	69,846
	Insulation				
		Ø 15 mm	20,218	3,639.29	23,858
		Ø 20 mm	1,275	229.45	1,504
		Ø 25 mm	5,467	984.02	6,451
		Ø 32 mm	2,982	536.72	3,519
		Ø 40 mm	2,627	472.80	3,099
		Ø 50 mm	2,501	450.15	2,951
		Ø 65 mm	1,979	356.17	2,335
		Ø 80 mm	3,456	622.15	4,079
		Ø 100 mm	5,179	932.27	6,112
	Water source heat pump				
		WSHP 01-04	63,420	11,415.58	74,835
	Storage hot water tank				
		HWST 01,02 @ 5000L	42,280	7,610.39	49,890
	Hot water return pump				
		HWRP 01-04 @ 10m3/hr	21,140	3,805.19	24,945
	Hot water circulate pump				
		HWCP 01-04 @ 15m3/hr	25,368	4,566.23	29,934

	Chiller water circulate pump			
	CHCP 01-04 @ 24m3/hr	25,368	4,566.23	29,934
	Electrical work	63,420	11,415.58	74,835
	Sub-total (2.2)	573,462	103,223	676,685
2.3	Soil, waste & kitchen waste			
	Cast iron pipe ASTM A 74-75			
	Ø 32 mm	7,873	1,417.05	9,290
	Ø 50 mm	26,636	4,794.54	31,431
	Ø 65 mm	22,577	4,063.95	26,641
	Ø 80 mm	25,074	4,513.34	29,587
	Ø 100 mm	61,782	11,120.68	72,902
	Ø 150 mm	45,796	8,243.19	54,039
	Ø 200 mm	30,019	5,403.38	35,422
	Fitting	42,280	7,610.39	49,890
	Hanger and support	31,710	5,707.79	37,418
	Clean out, floor drain and accessories	44,394	7,990.91	52,385
	Sub-total (2.3)	338,140	60,865	399,005
2.4	Vent system			
	Cast iron pipe ASTM A 74-75			
	Ø 40 mm	16,709	3,007.63	19,717
	Ø 50 mm	12,071	2,172.77	14,244
	Ø 65 mm	8,904	1,602.75	10,507
	Ø 80 mm	12,752	2,295.29	15,047
	Cast iron pipe ASTM A 74-75			
	Ø 100 mm	32,852	5,913.27	38,765
	Ø 150 mm	2,697	485.54	3,183
	Fitting	16,912	3,044.16	19,956
	Hanger and support	12,684	2,283.12	14,967
	Vent through roof	1,585	285.39	1,871

7.0 Detailed breakdown of estimated costs Feb-2016

	Sub-total (2.4)	117,166	21,090	138,256
2.5	Storm drainge system			
	Cast iron pipe ASTM A 74-75			
	Ø 50 mm	698	125.57	823
	Ø 65 mm	2,334	420.09	2,754
	Ø 80 mm	6,393	1,150.69	7,543
	Ø 100 mm	32,408	5,833.36	38,241
	Ø 150 mm	67,130	12,083.39	79,213
	Ø 250 mm	317	57.08	374
	Ø 300 mm	3,615	650.69	4,266
	Fitting	21,140	3,805.19	24,945
	Hanger and support	15,855	2,853.90	18,709
	Roof drain	7,399	1,331.82	8,731
	Submersible pump @ 24 m3/hr	76,104	13,698.70	89,803
	Electrical work	42,280	7,610.39	49,890
	Sub-total (2.5)	275,672	49,621	325,292
2.6	Sewage system			
	Cast iron pipe ASTMA 74-75 flange type			
	Ø 100 mm	15,348	2,762.57	18,110
	Fitting	3,171	570.78	3,742
	Hanger and support	2,325	418.57	2,744
	Valve and accessories	5,496	989.35	6,486
	Submersible pump			
	SP-01,02,05,06,11,12@10m3/hr	19,026	3,424.67	22,451
	SP-07,08,09,10@15m3/hr	14,798	2,663.64	17,462
	SP-03,04@30m3/hr	10,570	1,902.60	12,473
	Electrical work	42,280	7,610.39	49,890
	Sub-total (2.6)	113,014	20,343	133,357

2.7	Fire protection system			
	Black steel pipe sch.40 seam			
	Ø 25 mm	83,128	14,962.97	98,091
	Ø 32 mm	10,797	1,943.50	12,741
	Ø 40 mm	9,995	1,799.10	11,794
	Ø 50 mm	16,981	3,056.52	20,037
	Ø 65 mm	32,962	5,933.25	38,896
	Ø 80 mm	11,669	2,100.47	13,770
	Ø 100 mm	117,910	21,223.85	139,134
	Ø 150 mm	114,663	20,639.37	135,303
	Ø 200 mm	1,903	342.47	2,245
	Fitting	80,332	14,459.74	94,792
	Hanger and support	60,249	10,844.80	71,094
	Valve and accessories	140,581	25,304.54	165,885
E.	**ME services**			
2.0	**Sanitary and Fire protection System**			
2.7	Fire protection system			
	Sprinkler head	107,449	19,340.85	126,790
	Hose reel	25,157	4,528.18	29,685
	4KG dry chemical extinguisher	2,378	428.08	2,806
	4.5KG CO2 extinguisher	528	95.13	624
	Landing valve	1,691	304.42	1,996
	2-Ø65mm fire hydrant	846	152.21	998
	4 way breeching inlet	423	76.10	499
	Jockey pump @ 11m3/hr	6,342	1,141.56	7,484
	Duty diesel pump @ 284m3/hr	95,130	17,123.37	112,253
	Standby electric pump 90kw @ 284m3/hr	52,850	9,512.98	62,363
	Electrical work	31,710	5,707.79	37,418
	Sub-total (2.7)	1,005,674	181,021	1,186,695
2.8	Fire suppression system			

	Fire suppression system	91,959	16,552.59	108,511
	Sub-total (2.8)	91,959	16,553	108,511
2.9	Irrigation system			
	Irrigation system	42,280	7,610.39	49,890
	Sub-total (2.9)	42,280	7,610	49,890
2.10	Swimming pool, kid pool and jacuzzi system			
	Swimming pool, kid pool and jacuzzi system	211,400	38,051.94	249,452
	Sub-total (2.10)	211,400	38,052	249,452
2.11	Water feature system			
	Water feature system	84,560	15,220.78	99,781
	Sub-total (2.11)	84,560	15,221	99,781
2.12	Gas system			
	Gas system	42,280	7,610.39	49,890
	Sub-total (2.12)	42,280	7,610	49,890
2.13	Fuel pump system			
	Fuel pump system	42,280	7,610.39	49,890
	Sub-total (2.13)	42,280	7,610	49,890
2.14	Water treatment system			
	Water treatment system	126,840	22,831.16	149,671
	Sub-total (2.14)	126,840	22,831	149,671
E.	**ME services**			
	SUMMARY			
3.0	**Air-conditioning & Ventilation System**			
3.1	Water cooled chiller	371,006	66,781.15	437,788

3.2	Water pump	82,446	14,840.26	97,286
3.3	Cooling tower	57,078	10,274.02	67,352
3.4	Air handing & fan coil unit	486,219	87,519.46	573,739
3.5	Piping work and accessories	510,096	91,817.24	601,913
3.6	Condensate drain	55,696	10,025.35	65,722
3.7	Valve and accessories	211,400	38,051.94	249,452
3.8	Ventilation and pressurized fan	88,682	15,962.79	104,645
3.9	Duct work and accessories	947,467	170,544.04	1,118,011
3.10	Diffuser and grilles	169,120	30,441.55	199,561
3.11	Building management system	332,954	59,931.80	392,886
3.12	Electrical work	211,400	38,051.94	249,452
	Sub - total (3.0)	3,523,564	634,242	4,157,806
3.1	Water cooled chiller			
	Chiller 738 kwR	371,006	66,781.15	437,788
	Sub-total (3.1)	371,006	66,781	437,788
3.2	Water pump			
	Chiller water pump			
	PCHWP 01-03 @ 1890 LPM	25,368	4,566.23	29,934
	SCHWP 01-02 @ 3780 LPM	25,368	4,566.23	29,934
	Condenser water pump			
	CDWP 01-03 @ 2680 LPM	31,710	5,707.79	37,418
	Sub-total (3.2)	82,446	14,840	97,286
3.3	Cooling tower			
	Cooling tower	57,078	10,274.02	67,352
	Sub-total (3.3)	57,078	10,274	67,352
3.4	Air handing & fan coil unit			

	AHU (45~83.5 kw)	50,736	9,132.47	59,868
	AHU (4~19 kw)	25,368	4,566.23	29,934
	PAU (24~65 kw)	42,280	7,610.39	49,890
	PAU (85~145 kw)	50,736	9,132.47	59,868
	PAU (321 kw)	21,140	3,805.19	24,945
	FCU (3.5~8.8 kw)	104,643	18,835.71	123,479
	FCU (10.6~17.6 kw)	189,414	34,094.54	223,509
	DX split type FCU/CDU	1,903	342.47	2,245
	Sub-total (3.4)	486,219	87,519	573,739
3.5	Piping work and accessories			
	Black steel pipe sch.40 seamed			
	Ø 20 mm	2,545	458.15	3,003
	Ø 25 mm	10,188	1,833.91	12,022
	Ø 32 mm	10,188	1,833.91	12,022
	Ø 40 mm	4,896	881.28	5,777
	Ø 50 mm	6,756	1,216.14	7,972
	Ø 65 mm	3,567	642.13	4,209
	Ø 80 mm	9,132	1,643.84	10,776
	Ø 100 mm	7,458	1,342.47	8,801
	Ø 125 mm	10,115	1,820.79	11,936
	Ø 150 mm	38,644	6,955.89	45,600
	Ø 200 mm	29,182	5,252.69	34,434
	Ø 250 mm	100,267	18,048.03	118,315
	Ø 300 mm	20,680	3,722.43	24,403
	Fitting	50,736	9,132.47	59,868
	Hanger and support	38,052	6,849.35	44,901
	Refrigerant pipe			
	Ø 9.5 mm	370	66.59	437
	Ø 15.9 mm	634	114.16	748

	Fitting	211	38.05	249
	Hanger and support	211	38.05	249
	Insulation			
	Ø 20 mm	2,545	458.15	3,003
	Ø 25 mm	10,188	1,833.91	12,022
	Ø 32 mm	9,056	1,630.15	10,687
	Ø 40 mm	3,672	660.96	4,333
	Insulation			
	Ø 50 mm	4,769	858.45	5,628
	Ø 65 mm	2,114	380.52	2,495
	Ø 80 mm	5,023	904.11	5,927
	Ø 100 mm	4,351	783.11	5,134
	Ø 125 mm	6,131	1,103.51	7,234
	Ø 150 mm	28,017	5,043.02	33,060
	Ø 200 mm	17,166	3,089.82	20,255
	Ø 250 mm	55,704	10,026.69	65,730
	Ø 300 mm	12,504	2,250.77	14,755
	Refrigerant pipe insulation			
	Ø 9.5 mm	370	66.59	437
	Ø 15.9 mm	423	76.10	499
	Adhesive	4,228	761.04	4,989
	Sub-total (3.5)	510,096	91,817	601,913
3.6	Condensate drain			
	Galvanized steel, class M			
	Ø 25 mm	9,700	1,746.01	11,446
	Ø 32 mm	19,102	3,438.37	22,540
	Ø 40 mm	296	53.27	349
	Ø 50 mm	381	68.49	449
	Fitting	5,919	1,065.45	6,985

	Hanger and support	3,382	608.83	3,991
	Insulation			
	Ø 25 mm	5,543	997.72	6,541
	Insulation			
	Ø 32 mm	10,612	1,910.21	12,522
	Ø 40 mm	106	19.03	125
	Ø 50 mm	127	22.83	150
	Adhesive	528	95.13	624
	Sub-total (3.6)	55,696	10,025	65,722
3.7	Valve and accessories			
	Valve and accessories	211,400	38,051.94	249,452
	Sub-total (3.7)	211,400	38,052	249,452
3.8	Ventilation and pressure fan			
	Pressurized fan			
	PF/B1 01-02, 04-05 @ 5800 L/S	29,596	5,327.27	34,923
	PF/B1 03,06 @ 1845 L/S	5,285	951.30	6,236
	Kitchen exhaust fan			
	KEF/B1 01 @ 12250 L/S	8,456	1,522.08	9,978
	KEF/B1 02 @ 1520 L/S	2,642	475.65	3,118
	KEF/B1-03,04 @ 400 L/S	2,537	456.62	2,993
	Exhaust fan			
	EF(1300 L/S ~ 3700 L/S)	25,368	4,566.23	29,934
	EF(125 L/S ~ 550 L/S)	6,342	1,141.56	7,484
	EF wall mounted fan	5,285	951.30	6,236
	EF ceiling fan	2,642	475.65	3,118
	MF @ 200 L/S	528	95.13	624
	Sub-total (3.8)	88,682	15,963	104,645
3.9	Duct work and accessories			

	Galvanized steel sheet			
	# 24	78,112	14,060.19	92,172
	# 22	226,472	40,765.04	267,238
	# 20	80,249	14,444.90	94,694
	# 18	89,369	16,086.46	105,456
	# 16	77,312	13,916.17	91,228
	Kitchen exhaust duct	269,112	48,440.12	317,552
	Hanger and support	95,130	17,123.37	112,253
	Insulation	31,710	5,707.79	37,418
	Sub-total (3.9)	947,467	170,544	1,118,011
3.10	Diffuser and grilles			
	Diffuser and grilles	169,120	30,441.55	199,561
	Sub-total (3.10)	169,120	30,442	199,561
3.11	Building management system			
	Building management system	332,954	59,931.80	392,886
	Sub-total (3.11)	332,954	59,932	392,886
3.12	Electrical work			
	Electrical work	211,400	38,051.94	249,452
	Sub-total (3.12)	211,400	38,052	249,452
E.	**ME services**			
4.0	**Lift system**			
	Passenger / guest lift 1,600 kg (B1 to L3)	137,410	24,733.76	162,144
	Service/stretcher lift 1,600 kg (B1 to L3)	137,410	24,733.76	162,144
	Service lift 1,600 kg (B1 to L3)	126,840	22,831.16	149,671
	Dumbwaiter 150kg (B1 to L1)	110,985	19,977.27	130,962
	Private lift for peninsula suite 630kg (B1 to L3)	68,705	12,366.88	81,072
	Private lift for peninsula suite 400kg (L3 to L3M)	36,995	6,659.09	43,654

		Total (4.0)	618,344	111,302	729,646

7.0 Detailed breakdown of estimated costs Feb-2016

Item	Description	COST	P&PO	TOTAL
F	FITOUT			
1	Fitout	15,600,849	2,808,153	18,409,002
	TOTAL (F)	**15,600,849**	**2,808,153**	**18,409,002**

7.0 Detailed breakdown of estimated costs

Item	Description	COST	P&PO	TOTAL BUDGET
G.	Furnishing, furniture and equipment (FF&E)	11,754,640	2,115,835	13,870,475
	TOTAL (G)	**11,754,640**	**2,115,835**	**13,870,475**

7.0 **Detailed breakdown of estimated costs** Feb-2016

Item	Description	COST	P&PO	TOTAL BUDGET
H.	**Hotel operation equipment and supplies (HOES)**			
	OSE & OPS & In-room Equipment	5,196,283	935,331	6,131,614
	Kitchen & Laundry	2,160,118	388,821	2,548,939
	ELV + IPTV	2,988,163	537,869	3,526,032
	AV in Public Areas	1,044,057	187,930	1,231,987
	IT, PABX and Paging	3,252,177	585,392	3,837,569
	Security, Saflok & Dongle (Included in Item 3.10)	384,021	69,124	453,145
	Model rooms and mock-ups	648,035	116,646	764,682
	TOTAL (H)	15,672,853	2,821,114	18,493,966

7.0 Detailed breakdown of estimated costs Feb-2016

Item	Description	COST	P&PO	TOTAL BUDGET
I.	**External works and landscape**			
	Granite stone			
	Spa suite deck	47,354	8,524	55,877
	Internal court	118,384	21,309	139,693
	Street frontage	544,566	98,022	642,587
	Swimming pool deck	177,576	31,964	209,539
	Porte cochere	325,555	58,600	384,155
	Driveway and drop off	381,788	68,722	450,510
	Ramp	44,394	7,991	52,385
	Steps	11,838	2,131	13,969
	Timber trellis			
	Spa suite	9,513	1,712	11,225
	Basement in / out	61,834	11,130	72,965
	Boundary fencing in galvanized steel finish 1.60m high	44,394	7,991	52,385
	Fencing gate 4.0m long	3,171	571	3,742
	Water feature at main entrance	42,280	7,610	49,890
	Water feature at internal court	42,280	7,610	49,890
	Water fall wall at pool deck	52,850	9,513	62,363
	Plunge pool at spa suite			
	3.6(L) x 3.1(W) x 1.2(D) m	19,026	3,425	22,451
	5.0(L) x 3.1(W) x 1.2(D) m	19,026	3,425	22,451
	Swimming pool [338m2 x 1.2m depth]	142,695	25,685	168,380
	Kid pool [44m2 x 0.35m depth]	15,855	2,854	18,709
	Jaccuzzi [44m2 x 0.9m depth]	52,850	9,513	62,363
	Pool pavillion (255m2)	190,260	34,247	224,506

7.0 Detailed breakdown of estimated costs Feb-2016

I.	**External works and landscape**			
	Planter	31,710	5,708	37,418
	Timber pool cabana	95,130	17,123	112,253
	Signage at boundary wall	21,140	3,805	24,945
	Covered walkway to T1	105,700	19,026	124,726
	Soft landscape (as ICN's proposal with comments from SPA)	1,026,345	184,742	1,211,088
	Interior landscape	317,099	57,078	374,177
	Provision for landscape works outside Luxury hotel	- 158,550	- 28,539	- 187,089
	Allowance for gutters, grating, manholes, etc.	52,850	9,513	62,363
	Landscape lighting [included in section E 1.19]			
	TOTAL (I)	3,838,912	691,004	4,529,916

Summary of Eqpt and Material List

No.	Item	COST	Import		Local		Total	
		US$	US$	%age	US$	%age	US$	%age
A, B, C	Structural works	$ 30,607,320	$ 11,882,401	38.82%	$ 796,144	2.60%	$ 12,678,545	41.42%
D	Architectural works	$ 14,051,144	$ 9,480,373	67.47%	$ 1,040,210	7.40%	$ 10,520,583	74.87%
E	ME services	$ 16,459,685	$ 11,547,122	70.15%	$ -	0.00%	$ 11,547,122	70.15%
F	Interior fit out and millwork	$ 18,408,994	$ 12,247,727	66.53%	$ -	0.00%	$ 12,247,727	66.53%
G, H	Furnishing furniture and equipment [FF&E]	$ 32,364,427	$ 26,338,429	81.38%	$ -	0.00%	$ 26,338,429	81.38%
I	External works and landscape	$ 4,529,914	$ 1,948,270	43.01%	$ 6,253	0.14%	$ 1,954,523	43.15%
		$ 116,421,485	**$ 73,444,322**	**63.08%**	**$ 1,842,607**	**1.58%**	**$ 75,286,929**	**64.67%**

		Import	Local
1	Matl_List A-E, I	$ 31,636,853	$ 1,842,607
2	Matl_List F	$ 12,247,727	$ -
3	Matl_List G	$ 11,502,200	$ -
4	Con Eqpt List	$ 3,221,313	$ -
5	Special Systems, Operator FF&E & OSE	$ 7,509,042	$ -
6	ELV Hardware	$ 4,138,187	
7	IT, PABX and Paging	$ 3,189,000	$ -
	Total	**$ 73,444,322**	**$ 1,842,607**

Total
$ 33,479,460
$ 12,247,727
$ 11,502,200
$ 3,221,313
$ 7,509,042
$ 4,138,187
$ 3,189,000
$ 75,286,929

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

	Type	Unit	Qty 1	Category	Unit rate 1	Amount	
						Import	Local
						US$	US$
A. B. C.	Structural works						
	Cement	T	5,391.67	I	130.00	700,917.10	-
	Cement non shrink grout	T	264.00	I	600.00	158,400.00	-
	Sand	m3	11,054.00	L	10.00	-	110,540.00
	Aggregate	m3	20,694.00	L	32.00	-	662,208.00
	Rebar	T	1,825.83	I	800.00	1,460,664.00	-
	Structural steel	T	1,848.00	I	1,563.00	2,888,424.00	-
	Stainless steel drip tray	m	220.00	I	250.00	55,000.00	-
	Façade steel connection, waling, ties, struts, steel plate etc.	T	385.00	I	1,563.00	601,755.00	-
	Wire, nails etc.	kg	43,959.00	I	1.00	43,959.00	-
	Vermiculite fire proofing	m2	2,794.00	I	65.00	181,610.00	-
	Anti-rust pant	m2	1,173.48	I	5.50	6,454.14	-
	Helifix bars	m	38,434.00	I	13.00	499,642.00	-
	Helibond	litre	16,542.00	I	9.00	148,878.00	-
	Steel angle	kg	5,500.00	I	1.70	9,350.00	-
	Epoxy grouting	litre	1,170.00	I	5.00	5,850.00	-
	Proprietary formwork	m2	13,031.00	I	18.00	234,558.00	-
	Plywood	m2	7,381.00	I	17.00	125,477.00	-
	Timber struts etc.	m3	2,571.00	L	9.10	-	23,396.10
	Bolts & nuts	kg	30,400.00	I	1.00	30,400.00	-
	Mould oil	litre	1,354.00	I	4.00	5,416.00	-
	Waterproof concrete admixture	kg	12,694.00	I	10.50	133,287.00	-
	Waterproof membrane for basement & ground floo	m2	12,500.00	I	8.50	106,250.00	-
	Protective coating	m2	4,620.00	I	35.00	161,700.00	-
	Chemical for de-soiling of façade	m2	4,620.00	I	10.00	46,200.00	-
	Chemical for treating rising damp and salt extractio	m2	4,620.00	I	25.00	115,500.00	-
	Chemical	litre	2,750.00	I	113.00	310,750.00	-
	Metal deck	kg	9,911.00	I	26.56	263,236.16	-
	Epoxy	kg	13,764.67	I	19.50	268,411.07	-
	Structural strenghening product for existing steel girder	lot	1.00	I	33,000.00	33,000.00	-
	Anti-termite chemical	lot	1.00	I	33,000.00	33,000.00	-
	Accessories such as water stop, cover plates, mastic etc.	lot	1.00	I	33,000.00	33,000.00	-
						8,661,088.47	**796,144.10**

D.	Architectural works						
	Cement	T	349.00	I	130.00	45,370.00	-
	White cement	T	15.00	I	2,350.00	35,250.00	-
	Sand	m3	801.00	L	10.00	-	8,010.00

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

	Type	Unit	Qty 1	Category	Unit rate 1	Amount	
						Import	Local
						US$	US$
	Lime	kg	35,657.00	I	0.20	7,131.40	-
	Hydraulic lime mortar	kg	40,000.00	I	0.60	24,000.00	-
	Concrete block 400 x 200 x 100mm	No.	14,500.00	I	0.96	13,920.00	-
	Concrete block 400 x 200 x 150mm	No.	45,864.00	I	1.36	62,375.04	-
	Concrete block 400 x 200 x 200mm	No.	68,250.00	I	1.84	125,580.00	-
	Acoustic wall 200mm thick	m2	2,600.00	I	30.00	78,000.00	-
	Acoustic wall 250mm thick	m2	1,900.00	I	39.00	74,100.00	-
	Double glazing unit	m2	1,400.00	I	640.00	896,000.00	-
	Timber louvre	m2	300.00	I	250.00	75,000.00	-
	Glass roof	m2	850.00	I	1,200.00	1,020,000.00	-
	Motorized glass rooflight	No.	4.00	I	5,000.00	20,000.00	-
	Glass partition	m2	394.00	I	440.00	173,360.00	-
	Glass window (double glazed)	m2	1,479.00	I	550.00	813,450.00	-
	Glass balustrade	m2	19.00	I	480.00	9,120.00	-
	Feature	lot	-	I	-	-	-
	Waterproof membrane	m2	4,675.00	I	10.50	49,087.50	-
	Insulation	m2	4,675.00	I	1.80	8,415.00	-
	Concrete tile	m2	-	I	-	-	-
	Pre-patinated standing seam zinc roofing system	m2	5,895.00	I	270.00	1,591,650.00	-
	Curb lining, flashing etc	lot	1.00	I	160,000.00	160,000.00	-
	Timber trellis	lot	-	L	-	-	-
	Aluminium glass canopy	lot	1.00	I	22,000.00	22,000.00	-
	Galvanized mild steel sections for railing etc	kg	6,048.00	I	1.40	8,467.20	-
	Decorative metal grille	No.	160.00	I	650.00	104,000.00	-
	Timber single door	No.	85.00	I	400.00	34,000.00	-
	Timber double door	No.	190.00	I	600.00	114,000.00	-
	Timber sliding door	No.	-	I	400.00	-	-
	Steel single door	No.	70.00	I	450.00	31,500.00	-
	Steel double door	No.	20.00	I	650.00	13,000.00	-
	Glass single door	No.	2.00	I	600.00	1,200.00	-
	Glass double door	No.	30.00	I	1,000.00	30,000.00	-
	Glass revolving door	No.	1.00	I	45,000.00	45,000.00	-
	Pipe duct door	No.	115.00	I	200.00	23,000.00	-
	Valet box door	No.	88.00	I	200.00	17,600.00	-
	Roller shutter (automatic)	No.	6.00	I	5,500.00	33,000.00	-
	Timber window frame 50 x 50 mm	m	5,220.00	I	6.50	33,930.00	-
	Timber door frame 50 x 100 mm	m	1,800.00	I	8.50	15,300.00	-
	Steel door frame 50 x 100 mm	m	1,282.00	I	9.00	11,538.00	-
	Door hinge	No.	2,324.00	I	8.50	19,754.00	-
	Door lock	No.	600.00	I	85.00	51,000.00	-
	Door closer	No.	397.00	I	45.00	17,865.00	-
	Door stop	No.	397.00	I	18.00	7,146.00	-
	Sliding gear	m	-	I		-	-
	Ceramic tile	m2	1,213.00	I	25.00	30,325.00	-
	Stone	m2	3,850.00	I	240.00	924,000.00	-
	Vinyl flooring	m2	750.00	I	18.00	13,500.00	-
	Mirror glass panel	m2	30.00	I	200.00	6,000.00	-
	Timber panel	m2	5,161.00	L	200.00	-	1,032,200.00

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

	Type	Unit	Qty 1	Category	Unit rate 1	Amount	
						Import	Local
						US$	US$
	Engineered timber flooring	m2	1,500.00	I	155.00	232,500.00	-
	Engineered timber skirting	m	12,982.00	I	30.00	389,460.00	-
	Stainless steel dividing strip	lot	1.00	I	50,000.00	50,000.00	-
	Carpet	m2	1,200.00	I	200.00	240,000.00	-
	Fabric	m2	5,161.00	I	200.00	1,032,200.00	-
	Vinyl wall covering	m2	2,915.00	I	16.00	46,640.00	-
	Polyurethane resin	litre	429.00	I	150.00	64,350.00	-
	Waterproofing liquid	litre	501.00	I	7.00	3,507.00	-
	Liquid hardener	litre	-	I	-	-	-
	Washable acoustic tile ceiling	m2	4,635.00	I	25.00	115,875.00	-
	Gypsum plaster board	m2	5,144.00	I	20.00	102,880.00	-
	Moisture resistant gypsum plasterboard	m2	857.00	I	22.00	18,854.00	-
	Pelmets, coves etc.	lot	1.00	I	50,000.00	50,000.00	-
	Access panels, cat ladders, etc.	lot	1.00	I	80,000.00	80,000.00	-
	Acoustic insulation material for plant rooms	lot	1.00	I	20,000.00	20,000.00	-
	Water closet	No.	35.00	I	450.00	15,750.00	-
	Urinal	No.	13.00	I	325.00	4,225.00	-
	Flush valve	No.	48.00	I	120.00	5,760.00	-
	Sensor	No.	13.00	I	115.00	1,495.00	-
	Wash hand basin	No.	42.00	I	140.00	5,880.00	-
	Faucet to wash hand basin	No.	42.00	I	130.00	5,460.00	-
	Toilet cubicle	No.	35.00	I	550.00	19,250.00	-
	Soap dispenser	No.	28.00	I	55.00	1,540.00	-
	Shower cubicle	No.	17.00	I	700.00	11,900.00	-
	Shower fitting	No.	17.00	I	550.00	9,350.00	-
	Toilet roll holder	No.	35.00	I	85.00	2,975.00	-
	Hand drier	No.	12.00	I	350.00	4,200.00	-
	Hook	No.	52.00	I	15.00	780.00	-
	Floor drain	No.	42.00	I	25.00	1,050.00	-
	Rinse spray	No.	35.00	I	28.00	980.00	-
	Vanity counter	No.	18.00	I	1,000.00	18,000.00	-
	Mirror	No.	18.00	I	50.00	900.00	-
	Emulsion paint	litre	5,076.00	I	5.00	25,380.00	-
	Primer	litre	2,710.00	I	3.80	10,298.00	-
				A. B. C. STRUCTURE TOTAL		9,480,373.14	1,040,210.00
E.	**ME services**						
	Electrical and communication system [EE]						
1.0	HV switch gear						
	SF 6 switch gear w/terminator	set	1.00	I	90,200.00	90,200.00	-
	XLPE 1C-400 sq.mm 12 kV	m	462.00	I	55.00	25,410.00	-
	XLPE 3C-95 sq.mm 12 kV	m	55.00	I	60.50	3,327.50	-
	IMC Ø 100mm	m	55.00	I	23.10	1,270.50	-
	RSC Ø 125mm	m	30.80	I	23.10	711.48	-
	Pull box, and accessories	lot	1.00	I	11,000.00	11,000.00	-

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

	Type	Unit	Qty 1	Category	Unit rate 1	Amount	
						Import	Local
						US$	US$
	Total 1.0					**131,919.48**	-
2.0	Transformer and generator set						
	Dry type transformer 1,600kVA, 11kV	set	2.00	I	71,500.00	143,000.00	-
	Generator set 1,250kVA, stand by completed with						
	GCP., fuel day tank						
	Air inlet/outlet louver w/sound attenuator etc.	set	2.00	I	198,275.00	396,550.00	-
	Automatic sychronizing panel	set	1.00	I	44,000.00	44,000.00	-
	Accessories	lot	1.00	I	14,806.00	14,806.00	-
	Total 2.0					**598,356.00**	-
3.0	Main distribution board & essential distribution board						
	MDB, EMDB AND CAP. BANK	lot	1.00	I	385,699.60	385,699.60	-
	Accessories	lot	1.00	I	19,287.40	19,287.40	-
	Total 3.0					**404,987.00**	-
4.0	Distribution board, panel board and room control unit						
	DB	set	15.00	I	2,662.00	39,930.00	-
	LP	set	88.00	I	660.00	58,080.00	-
	Panel board	set	37.00	I	1,320.00	48,840.00	-
	LC (Guestroom)	set	88.00	I	275.00	24,200.00	-
	RCU	set	88.00	I	605.00	53,240.00	-
	Hanger support and accessories	lot	1.00	I	16,500.00	16,500.00	-
	Total 4.0					**240,790.00**	-
	Electrical and communication system [EE]						
5.0	Cu Busduct						
	Cu Busduct 2,500A	m	308.00	I	1,210.00	372,680.00	-
	Cu Busduct 2,000A	m	55.00	I	902.00	49,610.00	-
	Cu Busduct 1,350A	m	357.50	I	847.00	302,802.50	-
	Cu Busduct 1,000A	m	44.00	I	442.20	19,456.80	-
	Cu Busduct 800A	m	44.00	I	308.00	13,552.00	-
	Cu Busduct 600A	m	44.00	I	253.00	11,132.00	-
	Elbow	lot	1.00	I	29,040.00	29,040.00	-
	Flange end / enclosure	lot	1.00	I	6,655.00	6,655.00	-
	Plug-in MCCB	ea	4	I	2,178.00	8,712.00	-
	Hanger support and accessories	lot	1	I	30,250.00	30,250.00	-
	Total 5.0					**843,890.30**	-
6.0	Cable and raceways						
	Cable						
	XLPE/PVC 300 sq.mm	m	851.00	I	38.28	32,576.28	-
	LSF 300 sq.mm	m	3,553.00	I	41.80	148,515.40	-
	LSF 120 sq.mm	m	160.00	I	18.48	2,956.80	-
	LSF 95 sq.mm	m	1,060.00	I	15.18	16,090.80	-
	LSF 50 sq.mm	m	299.00	I	10.89	3,256.11	-

	Type	Unit	Qty 1	Category	Unit rate 1	Amount	
						Import	Local
						US$	US$
	LSF 35 sq.mm	m	532.00	I	9.68	5,149.76	-
	LSF 25 sq.mm	m	1,672.00	I	8.47	14,161.84	-
	LSF 10 sq.mm	m	165.00	I	7.26	1,197.90	-
	LSF 6 sq.mm	m	1,717.00	I	3.63	6,232.71	-
	LSF 2.5 sq.mm	m	16,943.00	I	2.33	39,487.81	-
	IEC 01 185 sq.mm	m	288.00	I	22.44	6,462.72	-
	IEC 01 150 sq.mm	m	886.00	I	17.82	15,788.52	-
	IEC 01 120 sq.mm	m	209.00	I	12.54	2,620.86	-
	IEC 01 95 sq.mm	m	77.00	I	10.23	787.71	-
	IEC 01 70 sq.mm	m	290.00	I	7.26	2,105.40	-
	IEC 01 50 sq.mm	m	1,123.00	I	5.45	6,114.74	-
	IEC 01 35 sq.mm	m	1,040.00	I	3.63	3,775.20	-
	IEC 01 25 sq.mm	m	5,485.00	I	3.30	18,100.50	-
	IEC 01 4 sq.mm	m	446.00	I	2.20	981.20	-
	IEC 01 2.5 sq.mm	m	160,981.00	I	1.85	297,066.84	-
	FR 95 sq.mm	m	3,445.00	I	18.48	63,663.60	-
	FR 35 sq.mm	m	674.00	I	10.89	7,339.86	-
	FR 16 sq.mm	m	1,727.00	I	8.47	14,627.69	-
	FR 6 sq.mm	m	1,008.00	I	3.63	3,659.04	-
	Accessories	lot	1.00	I	49,500.00	49,500.00	-
	Raceways						
	Wireway 600 x 100mm	m	40.00	I	59.40	2,376.00	-
	IMC Ø 100 mm	m	436.00	I	21.78	9,496.08	-
	IMC Ø 65 mm	m	853.00	I	10.23	8,726.19	-
	IMC Ø 40 mm	m	586.00	I	8.47	4,963.42	-
	IMC Ø 25 mm	m	244.00	I	3.03	738.10	-
	EMT Ø 80 mm	m	66.00	I	9.68	638.88	-
	EMT Ø 65 mm	m	289.00	I	8.47	2,447.83	-
	EMT Ø 50 mm	m	132.00	I	7.26	958.32	-
	EMT Ø 40 mm	m	1,079.00	I	6.93	7,477.47	-
	EMT Ø 32 mm	m	4,843.00	I	4.95	23,972.85	-
	EMT Ø 25 mm	m	425.00	I	3.85	1,636.25	-
	EMT Ø 20mm	m	2,662.00	I	3.30	8,784.60	-
	EMT Ø 15mm	m	48,344.00	I	3.30	159,535.20	-
	Flexible conduit Ø 15mm	m	4,505.00	I	0.61	2,725.53	-
	Pull box, fitting and accessories	lot	1.00	I	22,000.00	22,000.00	-
	Total 6.0					**1,018,696.01**	-
7.0	Lighting fixture						
	LED Downlight	set	1,595.00	I	38.50	61,407.50	-
	LED self contained emergency light	set	220.00	I	71.50	15,730.00	-
	LED batten type light	set	715.00	I	110.00	78,650.00	-
	Mirror lamp	set	103.00	I	22.00	2,266.00	-
	LED lamp Fire exit sign	set	132.00	I	55.00	7,260.00	-
	Central battery	set	11.00	I	924.00	10,164.00	-
	Hanger support and accessories	lot	1.00	I	8,800.00	8,800.00	-
	Total 7.0					**184,277.50**	-

	Type	Unit	Qty 1	Category	Unit rate 1	Amount	
						Import	Local
						US$	US$
	Electrical and communication system						
8.0	Switch and outlet						
	Switch 1 way	ea	418.00	I	7.70	3,218.60	-
	Switch 2 way	ea	220.00	I	9.90	2,178.00	-
	Simplex receptacle	ea	1,815.00	I	8.44	15,313.16	-
	Duplex receptacle	ea	330.00	I	13.20	4,356.00	-
	Safety switch	ea	11.00	I	35.20	387.20	-
	Junction box	ea	385.00	I	11.00	4,235.00	-
	Hanger support and accessories	lot	1.00	I	2,640.00	2,640.00	-
	Total 8.0					**32,327.96**	-
9.0	Telephone and computer system						
	MDF	set	1.00	I	3,498.00	3,498.00	-
	PABX	set	1.00	I	19,800.00	19,800.00	-
	Server and computer rack	set	11.00	I	1,265.00	13,915.00	-
	Telephone outlet	ea	174.00	I	11.00	1,914.00	-
	Computer outlet	ea	187.00	I	11.00	2,057.00	-
	Wifi device	ea	112.00	I	158.40	17,740.80	-
	Hanger support and accessories	lot	1.00	I	6,050.00	6,050.00	-
	Wiring and raceways				-	-	-
	Fiber optic 6C 50/125 µm (multimode)	m	1,089.00	I	6.60	7,187.40	-
	UTP CAT 6A	m	41,800.00	I	2.20	91,960.00	-
	Wireway 200x100mm	m	1,045.00	I	19.80	20,691.00	-
	Wireway 50x100mm	m	182.00	I	11.00	2,002.00	-
	EMT Ø 15mm	m	11,534.00	I	4.01	46,287.56	-
	RSC Ø 100mm	m	194.00	I	27.50	5,335.00	-
	Hanger support, fitting and accessories	lot	1.00	I	6,050.00	6,050.00	-
	Total 9.0					**244,487.76**	-
10.0	MATV system						
	Satellite dish, TV attenna	set	1.00	I	1,100.00	1,100.00	-
	Head end equipment and receiver	set	1.00	I	2,200.00	2,200.00	-
	Amplifier	set	4.00	I	587.40	2,349.60	-
	UPS	set	2.00	I	660.00	1,320.00	-
	Set top box	set	121.00	I	110.00	13,310.00	-
	TV outlet	ea	143.00	I	11.00	1,573.00	-
	Hanger support and accessories	lot	1.00	I	1,760.00	1,760.00	-
	Wiring and raceways						
	Fiber optic 6C 50/125 µm (multimode)	m	253.00	I	6.60	1,669.80	-
	UTP CAT 6A	m	10,703.00	I	2.75	29,433.25	-
	IMC Ø 65mm	m	242.00	I	8.58	2,076.36	-
	EMT Ø 15mm	m	6,855.00	I	3.85	26,391.75	-
	Hanger support, fitting and accessories	lot	1.00	I	2,750.00	2,750.00	-
	Total 10.0					**85,933.76**	-
11.0	Fire alarm system						
	Fire control panel with battery charger	set	1.00	I	22,000.00	22,000.00	-
	SFCP	set	2.00	I	9,240.00	18,480.00	-
	Graphic annunciator	set	2.00	I	2,420.00	4,840.00	-
	Fire alarm module	set	11.00	I	880.00	9,680.00	-
	UPS	set	2.00	I	660.00	1,320.00	-
	Smoke detector	ea	704.00	I	99.00	69,696.00	-

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

	Type	Unit	Qty 1	Category	Unit rate 1	Amount	
						Import	Local
						US$	US$
	Heat detector	ea	172.00	I	44.00	7,568.00	-
	Fire alarm speaker	ea	220.00	I	68.86	15,149.20	-
	Bell	ea	22.00	I		560.00	-
	Manual station	ea	77.00	I	88.00	6,776.00	-
	Hanger support and accessories	lot	1.00	I	11,000.00	11,000.00	-
	Wiring and raceways		-				
	Twisted paired with shield FRC 2C-2.5sqmm	m	1,199.00	I	4.62	5,539.38	-
	Twisted paired with shield FRC 2C-1.5sqmm	m	957.00	I	3.19	3,052.83	-
	FRC 2.5 sq.mm	m	5,788.00	I	2.53	14,643.64	-
	FRC 1.5 sq.mm	m	3,887.00	I	2.09	8,123.83	-
	IEC 01 1C-1.5 sq.mm	m	17,106.00	I	2.09	35,751.54	-
	Wireway 100x100mm	m	1,022.00	I	15.40	15,738.80	-
	Wireway 50x100mm	m	166.00	I	11.00	1,826.00	-
	IMC Ø 20mm	m	4,433.00	I	2.20	9,752.60	-
	EMT Ø 15mm	m	5,343.00	I	2.20	11,754.60	-
	Flexible conduit Ø 15mm	m	1,406.00	I	0.61	850.63	-
	Hanger support, fitting and accessories	lot	1.00	I	11,000.00	11,000.00	-
	Total 11.0					**285,103.05**	-
12.0	IPCCTV system						
	Network video recorder and PC workstation	set	4.00	I	7,920.00	31,680.00	-
	LCD monitor	set	6.00	I	616.00	3,696.00	-
	PC workstation	set	1.00	I	1,650.00	1,650.00	-
	UPS	set	7.00	I	550.00	3,850.00	-
	Fixed dome camera	ea	77.00	I	418.00	32,186.00	-
	Hanger support and accessories	lot	1.00	I	5,280.00	5,280.00	-
	Wiring and raceways				-	-	-
	Fiber optic 6C 50/125 µm (multimode)	m	275.00	I	6.60	1,815.00	-
	UTP CAT 6A	m	5,940.00	I	1.05	6,207.30	-
	Wireway 100x100mm	m	1,060.00	I	15.40	16,324.00	-
	Wireway 50x100mm	m	169.00	I	11.68	1,973.85	-
	EMT Ø 20mm	m	363.00	I	2.20	798.60	-
	EMT Ø 15mm	m	3,740.00	I	2.20	8,228.00	-
	Hanger support, fitting and accessories	lot	1.00	I	2,750.00	2,750.00	-
	Total 12.0					**116,438.75**	-
13.0	Public address system						
	Public address sound rack console complete with battery back up						
	CD recorder, amplifier						
	AM/FM turner						
	Master table Mic. w/keypad etc.	set	1.00	I	19,360.00	19,360.00	-
	Automatic voltage stabilizer	set	1.00	I	1,320.00	1,320.00	-
	Sound terminal box	set	13.00	I	308.00	4,004.00	-
	Ceiling speaker	ea	149.00	I	85.80	12,784.20	-
	Volume control w/override	ea	22.00	I	51.34	1,129.41	-
	Hanger support and accessories	lot	1.00	I	1,650.00	1,650.00	-
	Wiring and raceways				-	-	-
	Fiber optic 6C 50/125 µm (multimode)	m	39.00	I	6.60	257.40	-
	2C-shield 22AWG audio cable	m	94.00	I	1.43	134.42	-
	3C-4.0sqmm PVC/PVC	m	1,463.00	I	1.43	2,092.09	-
	3C-2.5sqmm PVC/PVC	m	200.00	I	0.99	198.00	-
	2C-1.5sqmm twisted cable	m	2,543.00	I	0.98	2,489.60	-
	EMT Ø 20mm	m	3,605.00	I	2.20	7,931.00	-

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

	Type	Unit	Qty 1	Category	Unit rate 1	Amount	
						Import	Local
						US$	US$
	Flexible conduit Ø 15mm	m	254.00	I	0.61	153.67	-
	Hanger support, fitting and accessories	lot	1.00	I	1,650.00	1,650.00	-
	Total 13.0					**55,153.79**	-
14.0	Access control system						
	Access control cabinet	set	1.00	I	8,443.60	8,443.60	-
	PC workstation	set	1.00	I	1,650.00	1,650.00	-
	UPS	set	1.00	I	550.00	550.00	-
	Door processing unit	set	29.00	I	550.00	15,950.00	-
	Elevator access controller	set	9.00	I	550.00	4,950.00	-
	Card reader	set	374.00	I	165.00	61,710.00	-
	Magnetic contact	set	33.00	I	165.00	5,445.00	-
	Hanger support and accessories	lot	1.00	I	2,200.00	2,200.00	-
	Wiring and raceways						
	Twisted paired with shield	m	484.00	I	0.95	457.86	-
	TEC 01 1.5sqmm	m	6,160.00	I	0.56	3,455.76	-
	EMT Ø 20mm	m	495.00	I	2.20	1,089.00	-
	EMT Ø 15mm	m	3,025.00	I	2.20	6,655.00	-
	Hanger support, fitting and accessories	lot	1.00	I	2,200.00	2,200.00	-
	Total 14.0					**114,756.22**	-
15.0	Lighting control system						
	Master lighting control panel	set	1.00	I	12,760.00	12,760.00	-
	Lighting control relay panel	set	11.00	I	1,540.00	16,940.00	-
	PC workstation	set	1.00	I	1,650.00	1,650.00	-
	UPS	set	1.00	I	550.00	550.00	-
	Automatic voltage stabilizer	set	10.00	I	1,320.00	13,200.00	-
	Local switch	set	1.00	I	495.00	495.00	-
	Hanger support and accessories	lot	1.00	I	2,200.00	2,200.00	-
	Wiring and raceways						
	IEC 01 1C-2.5 sq.mm	m	1,916.00	I	0.56	1,074.88	-
	UTP CAT 6A	m	1,623.00	I	1.05	1,696.04	-
	EMT Ø 15mm	m	2,189.00	I	2.20	4,815.80	-
	Hanger support, fitting and accessories	lot	1.00	I	1,650.00	1,650.00	-
	Total 15.0					**57,031.72**	-
16.0	Network room control system						
	PC workstation	set	1.00	I	1,650.00	1,650.00	-
	Central guestroom management control server	set	1.00	I	9,350.00	9,350.00	-
	UPS	ea	1.00	I	660.00	660.00	-
	Room control unit	ea	97.00	I	770.00	74,690.00	-
	Hanger,support and accessories	lot	1.00	I	5,500.00	5,500.00	-
	Wiring and raceways					-	-
	F/FTP CAT 6A	m	12,366.00	I	3.30	40,807.80	-
	UTP CAT 6A	m	7,260.00	I	1.05	7,586.70	-
	Wireway 100x100mm	m	218.00	I	15.40	3,357.20	-
	Wireway 50x100mm	m	702.00	I	11.00	7,722.00	-
	EMT Ø 15mm	m	1,089.00	I	2.20	2,395.80	-
	Hanger support, fitting and accessories	lot	1.00	I	2,200.00	2,200.00	-
	Total 16.0					**155,919.50**	-
17.0	Lightning protection and grounding system						
	Ground bar	set	7.00	I	88.00	616.00	-
	Ground test box	set	63.00	I	22.00	1,386.00	-

	Type	Unit	Qty 1	Category	Unit rate 1	Amount	
						Import	Local
						US$	US$
	CU clad steel ground rod 5/8"x10'	ea	208.00	I	16.50	3,432.00	-
	Exothermic welding	lot	1.00	I	11,000.00	11,000.00	-
	Hanger support and accessories	lot	1.00	I	2,750.00	2,750.00	-
	Cable and raceways						
	CV 95 sq.mm	m	132.00	I	9.02	1,190.64	-
	CV 16 sq.mm	m	55.00	I	2.53	139.15	-
	IEC 01 95 sq.mm	m	152.00	I	9.68	1,471.36	-
	IEC 01 35 sq.mm	m	55.00	I	3.63	199.65	-
	Copper tape 25x3mm	m	5,830.00	I	16.50	96,195.00	-
	Bare Copper 95mm	m	66.00	I	10.56	696.96	-
	Bare Copper 50mm	m	1,997.00	I	5.94	11,862.18	-
	Total 17.0					**130,938.94**	**-**
18.0	Fire barrier, testing and miscellaneous						
	Fire barrier	lot	1.00	I	45,100.00	45,100.00	-
	Total 18.0					**45,100.00**	**-**
19.0	Landscape lighting						
	Pole light	ea	55.00	I	902.00	49,610.00	-
	Inground lighting	ea	33.00	I	176.00	5,808.00	-
	Post top luminaire on AL pole	set	55.00	I	550.00	30,250.00	-
	Lighting control panel	set	1.00	I	11,000.00	11,000.00	-
	Hanger support and accessories	lot	1.00	I	11,000.00	11,000.00	-
	Wiring and raceways						
	NYY 2x4/2.5G sq.mm	m	3,300.00	I	3.55	11,724.90	-
	NYY 2x2.5/2.5G sq.mm	m	1,650.00	I	2.48	4,083.75	-
	NYY 3x2.5/2.5G sq.mm	m	165.00	I	2.89	477.35	-
	HDPE Ø 1-1/2"	m	330.00	I	1.68	555.39	-
	HDPE Ø 1-1/4"	m	165.00	I	1.24	205.10	-
	HDPE Ø 1"	m	3,300.00	I	0.80	2,649.90	-
	Hanger support, fitting and accessories	lot	1.00	I	44,000.00	44,000.00	-
	Total 19.0					**171,364.39**	**-**
					Total (EE)	**4,917,472.13**	**-**
	Sanitary and fire protection system [SAN]						
1.0	Cold water system						
	Pipe : Copper pipe						
	Dia 15-40mm	m	12,925.00	I	12.10	156,392.50	-
	Dia 50-80mm	m	944.00	I	39.27	37,070.88	-
	Dia 100mm	m	513.00	I	64.68	33,180.84	-
	Dia 150mm	m	200.00	I	78.54	15,708.00	-
	Dia 200mm	m	6.00	I	103.95	623.70	-
	Valves and accessories	lot	1.00	I	33,000.00	33,000.00	-
	Booster pump	set	4.00	I	16,500.00	66,000.00	-
	Total 1.0					341,975.92	-
2.0	Hot water system						

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

	Type	Unit	Qty 1	Category	Unit rate 1	Amount	
						Import	Local
						US$	US$
	Pipe : Copper pipe						
	Dia 15-40mm	m	6,060.00	I	12.10	73,326.00	-
	Dia 50-80mm	m	1,099.00	I	39.27	43,157.73	-
	Dia 100mm	m	424.00	I	64.68	27,424.32	-
	Valves and accessories	lot	1.00	I	24,200.00	24,200.00	-
	Insulation						
	Dia 15-40mm	m	6,060.00	I	4.40	26,664.00	-
	Dia 50-80mm	m	1,099.00	I	5.50	6,044.50	-
	Dia 100mm	m	424.00	I	8.80	3,731.20	-
	Storage tank	set	2.00	I	27,500.00	55,000.00	-
	Heat pump	set	4.00	I	13,200.00	52,800.00	-
	Hot water return pump	set	4.00	I	3,850.00	15,400.00	-
	Total 2.0					327,747.75	-
3.0	Soil, waste and kitchen waste system						
	Pipe : cast iron ASTM A74-75						
	Dia 15-40mm	m	651.00	I	8.80	5,728.80	-
	Dia 50-80mm	m	3,595.00	I	15.40	55,363.00	-
	Dia 100mm	m	2,013.00	I	23.10	46,500.30	-
	Dia 150mm	m	910.00	I	38.28	34,834.80	-
	Dia 200mm	m	336.00	I	66.00	22,176.00	-
	Floor clean out, floor drain and accessories	lot	1.00	I	23,100.00	23,100.00	-
	Total 3.0					187,702.90	-
4.0	Vent system						
	Pipe : cast iron ASTM A74-75						
	Dia 15-40mm	m	1,196.00	I	8.80	10,524.80	-
	Dia 50-80mm	m	1,652.00	I	15.40	25,440.80	-
	Dia 100mm	m	1,087.00	I	23.10	25,109.70	-
	Dia 150mm	m	55.00	I	38.28	2,105.40	-
	Total 4.0					63,180.70	-
5.0	Storm drainage system						
	Pipe : cast iron ASTM A74-75						
	Dia 50-80mm	m	448.00	I	15.40	6,899.20	-
	Dia 100mm	m	1,041.00	I	23.10	24,047.10	-
	Dia 150mm	m	1,326.00	I	38.28	50,759.28	-
	Dia 300mm	m	28.00	I	118.80	3,326.40	-
	Submersible pump	set	20.00	I	2,640.00	52,800.00	-
	Roof drain	lot	1.00	I	4,400.00	4,400.00	-
	Total 5.0					142,231.98	-
6.0	Sewage system						
	Pipe : cast iron ASTM A74-75 flange type						
	Dia 100mm	m	440.00	I	26.40	11,616.00	-
	Submersible pump	set	13.00	I	2,200.00	28,600.00	-
	Valve and accessories	lot	1.00	I	3,850.00	3,850.00	-
	Total 6.0					44,066.00	-

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

	Type	Unit	Qty 1	Category	Unit rate 1	Amount	
						Import	Local
						US$	US$
7.0	Fire protection system						
	Black steel pipe sch.40 seamed						
	Dia 20-40mm	m	15,923.00	I	5.68	90,378.95	-
	Dia 50-80mm	m	2,878.00	I	17.60	50,652.80	-
	Dia 100mm	m	2,809.00	I	30.58	85,899.22	-
	Dia 150mm	m	1,712.00	I	57.20	97,926.40	-
	Dia 200mm	m	22.00	I	79.20	1,742.40	-
	Valve and accessories	lot	1.00	I	99,000.00	99,000.00	-
	Hose reel	set	31.00	I	770.00	23,870.00	-
	Sprinkler head	set	4,252.00	I	22.00	93,544.00	-
	Chemical extinguishers	set	110.00	I	19.80	2,178.00	-
	Diesel pump	set	1.00	I	55,000.00	55,000.00	-
	Standby electric pump	set	1.00	I	30,800.00	30,800.00	-
	Jockey pump	set	1.00	I	4,400.00	4,400.00	-
	Total 7.0					635,391.77	-
8.0	Fire suppression system						
	Fire suppression system	lot	1.00	I	71,500.00	71,500.00	-
	Total 8.0					71,500.00	-
9.0	Irrigation system						
	Irrigation system	lot	1.00	I	27,500.00	27,500.00	-
	Total 9.0					27,500.00	-
10.0	Swimming pool, kid pool and jaccuzzi						
	Swimming pool, kid pool and jaccuzzi equipment	lot	1.00	I	148,500.00	148,500.00	-
	Total 10.0					148,500.00	-
11.0	Water feature system						
	Water feature system	lot	1.00	I	60,500.00	60,500.00	-
	Total 11.0					60,500.00	-
12.0	Gas system						
	Gas piping and valves	lot	1.00	I	35,200.00	35,200.00	-
	Total 12.0					35,200.00	-
13.0	Water treatment system						
	Water treatment system	lot	1.00	I	104,500.00	104,500.00	-
	Total 13.0					104,500.00	-
					Total (SAN)	**1,083,091.77**	**-**
E.	**ME services**						
	Mechanical ventilation & air condition system [MVAC]						
	Water cooled chiller	set	3.00	I	143,000.00	429,000.00	-

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

Type	Unit	Qty 1	Category	Unit rate 1	Amount	
					Import	Local
					US$	US$
Water pump	set	8.00	I	8,250.00	66,000.00	-
Air handling unit	set	14.00	I	19,800.00	277,200.00	-
Fan coil unit	set	240.00	I	1,650.00	396,000.00	-
Cooling tower	set	3.00	I	22,000.00	66,000.00	-
Black steel pipe sch.40 seamed		-				
Dia 20-40mm	m	3,846.00	I	5.68	21,829.90	-
Dia 50-80mm	m	866.00	I	17.60	15,241.60	-
Dia 100mm	m	178.00	I	30.58	5,443.24	-
Dia 125mm	m	176.00	I	43.45	7,647.20	-
Dia 150mm	m	552.00	I	57.20	31,574.40	-
Dia 200mm	m	277.00	I	79.20	21,938.40	-
Dia 250mm	m	638.00	I	118.80	75,794.40	-
Dia 300mm	m	110.00	I	141.90	15,609.00	-
Insulation						
Dia 20-40mm	m	3,846.00	I	4.95	19,037.70	-
Dia 50-80mm	m	866.00	I	15.40	13,336.40	-
Dia 100mm	m	178.00	I	19.80	3,524.40	-
Dia 125mm	m	176.00	I	26.40	4,646.40	-
Dia 150mm	m	552.00	I	37.40	20,644.80	-
Dia 200mm	m	277.00	I	46.20	12,797.40	-
Dia 250mm	m	638.00	I	66.00	42,108.00	-
Dia 300mm	m	110.00	I	82.50	9,075.00	-
Galvanised steel pipe Class M						
Dia 20-40mm	m	4,092.00	I	5.68	23,226.19	-
Dia 50mm	m	66.00	I	11.55	762.30	-
Valves and accessories	lot	1.00	I	110,000.00	110,000.00	-
Pressurized fans	set	7.00	I	3,300.00	23,100.00	-
Kitchen exhaust fans	set	4.00	I	2,750.00	11,000.00	-
Exhaust fans	set	31.00	I	825.00	25,575.00	-
Galvanized steel sheet # 24	m2	3,577.00	I	19.80	70,824.60	-
Galvanized steel sheet # 22	m2	8,646.00	I	24.20	209,233.20	-
Galvanized steel sheet # 20	m2	2,786.00	I	27.50	76,615.00	-
Galvanized steel sheet # 18	m2	2,728.00	I	33.00	90,024.00	-
Galvanized steel sheet # 16	m2	2,069.00	I	44.00	91,036.00	-
Kitchen exhaust duct	m2	1,694.00	I	165.00	279,510.00	-
Grilles and diffusers	lot	1.00	I	198,000.00	198,000.00	-
Hanger, support and accessories	lot	1.00	I	66,000.00	66,000.00	-
Building management system (1,740 points)	lot	1.00	I	660,000.00	660,000.00	-
Electrical work for MVAC system and BMS	lot	1.00	I	220,000.00	220,000.00	-
				Total (MVAC)	**3,709,354.53**	**-**
Lift system [LIFT]						
Passenger / guest lift 1,600 kg (B1 to L3)	No.	2.00	I	71,500.00	143,000.00	-
Service / stretcher lift 1,600 kg (B1 to L3)	No.	2.00	I	71,500.00	143,000.00	-
Passenger lift 630 kg (B1 to L3)	No.	1.00	I	63,800.00	63,800.00	-
Passenger lift 400 kg (L3 to L3M)	No.	1.00	I	44,000.00	44,000.00	-
Service lift 1,600 kg (B1 to L3)	No.	2.00	I	71,500.00	143,000.00	-
Dumbwaiter 150 kg (B1 to L1)	No.	3.00	I	41,800.00	125,400.00	-

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

	Type	Unit	Qty 1	Category	Unit rate 1	Amount	
						Import	Local
						US$	US$
					Total (LIFT)	662,200.00	-
					E. TOTAL Mep	11,479,023.68	-
I.	**External works and landscaping**						
	Cement	T	102	I	130	13,260.00	-
	White cement	T	10	I	2,350	23,500.00	-
	Sand	m3	257	L	10	-	2,570.00
	Engineered timber floor decking	m2	1,086	I	165	179,190.00	3.00
	Ceramic tile	m2	935	I	20	18,700.00	-
	Granite	m2	6,446	I	225	1,450,350.00	-
	Pebble	m3	92	L	40	-	3,680.00
	Galvanised steel boundary fence with gate	lot	1	I	25,000	25,000.00	-
	Fabric roof for covered walkway	lot	1	I	30,000	30,000.00	-
	Stainless steel frame for covered walkway	lot	1	I	15,000	15,000.00	-
	Pre-patinated standing seam zinc roof for pavillion	m2	281	I	270	75,870.00	-
	Stainless steel trellis	m2	198	I	300	59,400.00	-
	Signage	lot	1	I	30,000	30,000.00	-
	Steel grating for gutters, manhole covers, etc.	lot	1	I	28,000	28,000.00	-
			I. EXTERNAL WORKS & LANDSCAPING			1,948,270	6,253
					GRAND TOTAL	31,568,755.29	1,842,607.10

Type	Unit	Qty 2	Category	Unit rate 1	Amount	
					Import	Local
F. Interior fit out and millwork						
Guestroom						
SPA SUITES					539,903.00	
Typical Room Spa						
i) Floor						
(1) Carpet with underlay	m2	105	I	180.00	18,900.00	-
(2) Stone	m2	30	I	150.00	4,500.00	-
ii) Wall						
(1) Wall Covering	m2	330	I	120.00	39,600.00	-
(2) Stone	m2	90	I	150.00	13,500.00	-
(3) Wall features	lot	3	I	8,000.00	24,000.00	-
iii) Ceiling						
(1) timber	m2	105	I	150.00	15,750.00	-
(2) gypsum with paint	m2	30	I	45.00	1,350.00	-
Sanitary wares and fittings						
water closet	no	3	I	1,000.00	3,000.00	-
bath tub	no	3	I	5,000.00	15,000.00	-
wash hand basin	no	6	I	500.00	3,000.00	-
shower door	no	3	I	1,000.00	3,000.00	-
water closet enclosure door	no	3	I	1,000.00	3,000.00	-
faucet to wash hand basin	no	6	I	800.00	4,800.00	-
faucet to bathtub	no	3	I	1,000.00	3,000.00	-
toilet roll holder	no	6	I	100.00	600.00	-
shower fittings	no	3	I	1,000.00	3,000.00	-
rain shower	no	3	I	1,000.00	3,000.00	-
robe hook	no	12	I	80.00	960.00	-
towel holder	no	3	I	100.00	300.00	-
shaving mirror	no	3	I	150.00	450.00	-
floor drain	no	3	I	50.00	150.00	-
Doors and ironmongery	lot	3	I	10,000.00	30,000.00	-
Built in cabinets, display cupboards, counter tops	lot	3	I	30,000.00	90,000.00	-
Junior Suite Spa						
i) Floor						
(1) Carpet with underlay	m2	54	I	180.00	9,792.00	-
(2) Stone	m2	14	I	150.00	2,040.00	-
ii) Wall						
(1) Wall Covering	m2	140	I	120.00	16,800.00	-
(2) Stone	m2	35	I	150.00	5,250.00	-
(3) Wall features	lot	1	I	10,000.00	10,000.00	-
iii) Ceiling						
(1) timber	m2	54	I	150.00	8,160.00	-
(2) gypsum with paint	m2	14	I	45.00	612.00	-
Sanitary wares and fittings						
water closet	no	2	I	1,000.00	2,000.00	-
bath tub	no	1	I	5,000.00	5,000.00	-
wash hand basin	no	3	I	500.00	1,500.00	-
shower door	no	1	I	1,000.00	1,000.00	-
water closet enclosure door	no	1	I	1,000.00	1,000.00	-
faucet to wash hand basin	no	3	I	800.00	2,400.00	-
faucet to bathtub	no	1	I	1,000.00	1,000.00	-
toilet roll holder	no	2	I	100.00	200.00	-
shower fittings	no	1	I	1,000.00	1,000.00	-
rain shower	no	1	I	1,000.00	1,000.00	-
robe hook	no	4	I	80.00	320.00	-

Type	Unit	Qty 2	Category	Unit rate 1	Amount	
					Import	Local
towel holder	no	1	I	100.00	100.00	-
shaving mirror	no	1	I	150.00	150.00	-
floor drain	no	1	I	50.00	50.00	-
Doors and ironmongery	lot	1	I	10,000.00	10,000.00	-
Built in cabinets, display cupboards, counter tops	lot	1	I	40,000.00	40,000.00	-
Deluxe Suite Spa						
i) Floor						
(1) Carpet with underlay	m2	66	I	180.00	11,952.00	-
(2) Stone	m2	17	I	150.00	2,490.00	-
ii) Wall						
(1) Wall Covering	m2	152	I	120.00	18,240.00	-
(2) Stone	m2	30	I	150.00	4,560.00	-
(3) Wall features	lot	1	I	15,000.00	15,000.00	-
iii) Ceiling						
(1) timber	m2	66	I	150.00	9,960.00	-
(2) gypsum with paint	m2	17	I	45.00	747.00	-
Sanitary wares and fittings						
water closet	no	2	I	1,000.00	2,000.00	-
bath tub	no	1	I	5,000.00	5,000.00	-
wash hand basin	no	3	I	500.00	1,500.00	-
shower door	no	1	I	1,000.00	1,000.00	-
water closet enclosure door	no	1	I	1,000.00	1,000.00	-
faucet to wash hand basin	no	3	I	800.00	2,400.00	-
faucet to bathtub	no	1	I	1,000.00	1,000.00	-
toilet roll holder	no	2	I	100.00	200.00	-
shower fittings	no	1	I	1,000.00	1,000.00	-
rain shower	no	1	I	1,000.00	1,000.00	-
robe hook	no	4	I	80.00	320.00	-
towel holder	no	1	I	100.00	100.00	-
shaving mirror	no	1	I	150.00	150.00	-
floor drain	no	1	I	50.00	50.00	-
Doors and ironmongery	lot	1	I	10,000.00	10,000.00	-
Built in cabinets, display cupboards, counter tops	lot	1	I	50,000.00	50,000.00	-
TYPICAL GUESTROOMS					4,200,174.00	
Typical Rooms						
i) Floor						
(1) Carpet with underlay	m2	2,160	I	180.00	388,800.00	-
(2) Stone	m2	540	I	150.00	81,000.00	-
ii) Wall						
(1) Wall Covering	m2	6,480	I	120.00	777,600.00	-
(2) Stone	m2	1,620	I	150.00	243,000.00	-
iii) Ceiling						
(1) timber	m2	2,160	I	150.00	324,000.00	-
(2) gypsum with paint	m2	540	I	45.00	24,300.00	-
Sanitary wares and fittings						
water closet	no	60	I	800.00	48,000.00	-
bath tub	no	60	I	3,000.00	180,000.00	-
wash hand basin	no	120	I	500.00	60,000.00	-
shower door	no	60	I	1,000.00	60,000.00	-
water closet enclosure door	no	60	I	1,000.00	60,000.00	-
faucet to wash hand basin	no	120	I	300.00	36,000.00	-
faucet to bathtub	no	60	I	800.00	48,000.00	-
toilet roll holder	no	120	I	80.00	9,600.00	-
shower fittings	no	60	I	1,000.00	60,000.00	-

Type	Unit	Qty 2	Category	Unit rate 1	Amount	
					Import	Local
rain shower	no	60	I	1,000.00	60,000.00	-
robe hook	no	120	I	80.00	9,600.00	-
towel holder	no	60	I	100.00	6,000.00	-
shaving mirror	no	60	I	150.00	9,000.00	-
floor drain	no	60	I	50.00	3,000.00	-
Doors and ironmongery	lot	60	I	10,000.00	600,000.00	-
Built in cabinets, display cupboards, counter tops	lot	60	I	16,000.00	960,000.00	-
Disabled Guestrooms						
i) Floor						
(1) Carpet with underlay	m2	78	I	180.00	14,112.00	-
(2) Stone	m2	20	I	150.00	2,940.00	-
ii) Wall						
(1) Wall Covering	m2	232	I	120.00	27,840.00	-
(2) Stone	m2	58	I	150.00	8,700.00	-
iii) Ceiling						
(1) timber	m2	78	I	150.00	11,760.00	-
(2) gypsum with paint	m2	20	I	45.00	882.00	-
Sanitary wares and fittings						
water closet	no	2	I	800.00	1,600.00	-
wash hand basin	no	4	I	500.00	2,000.00	-
shower door	no	2	I	1,000.00	2,000.00	-
water closet enclosure door	no	2	I	1,000.00	2,000.00	-
faucet to wash hand basin	no	4	I	300.00	1,200.00	-
toilet roll holder	no	4	I	80.00	320.00	-
shower fittings	no	2	I	1,000.00	2,000.00	-
rain shower	no	2	I	1,000.00	2,000.00	-
robe hook	no	4	I	80.00	320.00	-
towel holder	no	2	I	100.00	200.00	-
shaving mirror	no	2	I	150.00	300.00	-
floor drain	no	2	I	50.00	100.00	-
handicap grab bars	lot	2	I	8,000.00	16,000.00	-
Doors and ironmongery	lot	2	I	10,000.00	20,000.00	-
Built in cabinets, display cupboards, counter tops	lot	2	I	18,000.00	36,000.00	-
SUITES					2,192,000.00	
Deluxe Suite						
i) Floor						
(1) Carpet with underlay	m2	465	I	180.00	83,664.00	-
(2) Stone	m2	116	I	150.00	17,430.00	-
ii) Wall						
(1) Wall Covering	m2	1,092	I	120.00	131,040.00	-
(2) Stone	m3	273	I	150.00	40,950.00	-
(3) Wall features	lot	7	I	15,000.00	105,000.00	-
iii) Ceiling						
(1) timber	m2	465	I	150.00	69,720.00	-
(2) gypsum with paint	m2	116	I	45.00	5,229.00	-
Sanitary wares and fittings						
water closet	no	14	I	1,000.00	14,000.00	-
bath tub	no	7	I	5,000.00	35,000.00	-
wash hand basin	no	21	I	500.00	10,500.00	-
shower door	no	7	I	1,000.00	7,000.00	-
water closet enclosure door	no	7	I	1,000.00	7,000.00	-
faucet to wash hand basin	no	21	I	800.00	16,800.00	-
faucet to bathtub	no	7	I	1,000.00	7,000.00	-
toilet roll holder	no	14	I	100.00	1,400.00	-

Type	Unit	Qty 2	Category	Unit rate 1	Amount	
					Import	Local
shower fittings	no	7	I	1,000.00	7,000.00	-
rain shower	no	7	I	1,000.00	7,000.00	-
robe hook	no	28	I	80.00	2,240.00	-
towel holder	no	7	I	100.00	700.00	-
shaving mirror	no	7	I	150.00	1,050.00	-
floor drain	no	7	I	50.00	350.00	-
Doors and ironmongery	lot	7	I	12,000.00	84,000.00	-
Built in cabinets, display cupboards, counter tops	lot	7	I	30,000.00	210,000.00	-
Grand Deluxe Suite						
i) Floor						
(1) Carpet with underlay	m2	170	I	180.00	30,528.00	-
(2) Stone	m2	42	I	150.00	6,360.00	-
ii) Wall						
(1) Wall Covering	m2	368	I	120.00	44,160.00	-
(2) Stone	m2	92	I	150.00	13,800.00	-
(3) Wall features	lot	2	I	15,000.00	30,000.00	-
iii) Ceiling						
(1) timber	m2	170	I	150.00	25,440.00	-
(2) gypsum with paint	m2	42	I	45.00	1,908.00	-
Sanitary wares and fittings						
water closet	no	4	I	1,000.00	4,000.00	-
bath tub	no	2	I	5,000.00	10,000.00	-
wash hand basin	no	6	I	500.00	3,000.00	-
shower door	no	2	I	1,000.00	2,000.00	-
water closet enclosure door	no	2	I	1,000.00	2,000.00	-
faucet to wash hand basin	no	6	I	800.00	4,800.00	-
faucet to bathtub	no	2	I	1,000.00	2,000.00	-
toilet roll holder	no	4	I	100.00	400.00	-
shower fittings	no	2	I	1,000.00	2,000.00	-
rain shower	no	2	I	1,000.00	2,000.00	-
robe hook	no	8	I	80.00	640.00	-
towel holder	no	2	I	100.00	200.00	-
shaving mirror	no	2	I	150.00	300.00	-
floor drain	no	2	I	50.00	100.00	-
Doors and ironmongery	lot	2	I	18,000.00	36,000.00	-
Built in cabinets, display cupboards, counter tops	lot	1	I	96,954.00	96,954.00	-
Superior Room						
i) Floor						
(1) Carpet with underlay	m2	34	I	180.00	6,192.00	-
(2) Stone	m2	9	I	150.00	1,290.00	-
ii) Wall						
(1) Wall Covering	m2	108	I	120.00	12,960.00	-
(2) Stone	m2	27	I	150.00	4,050.00	-
iii) Ceiling						
(1) timber	m2	34	I	150.00	5,160.00	-
(2) gypsum with paint	m2	9	I	45.00	387.00	-
Sanitary wares and fittings						
water closet	no	1	I	1,000.00	1,000.00	-
bath tub	no	1	I	5,000.00	5,000.00	-
wash hand basin	no	2	I	500.00	1,000.00	-
shower door	no	1	I	1,000.00	1,000.00	-
water closet enclosure door	no	1	I	1,000.00	1,000.00	-
faucet to wash hand basin	no	2	I	800.00	1,600.00	-
faucet to bathtub	no	1	I	1,000.00	1,000.00	-
toilet roll holder	no	2	I	100.00	200.00	-

Type	Unit	Qty 2	Category	Unit rate 1	Amount	
					Import	Local
shower fittings	no	1	I	1,000.00	1,000.00	-
rain shower	no	1	I	1,000.00	1,000.00	-
robe hook	no	4	I	80.00	320.00	-
towel holder	no	1	I	100.00	100.00	-
shaving mirror	no	1	I	150.00	150.00	-
floor drain	no	1	I	50.00	50.00	-
Doors and ironmongery	lot	1	I	8,000.00	8,000.00	-
Built in cabinets, display cupboards, counter tops	lot	1	I	16,000.00	16,000.00	-
Junior Suite						
i) Floor						
(1) Carpet with underlay	m2	218	I	180.00	39,168.00	-
(2) Stone	m2	54	I	150.00	8,160.00	-
ii) Wall						
(1) Wall Covering	m2	544	I	120.00	65,280.00	-
(2) Stone	m2	136	I	150.00	20,400.00	-
(3) Wall features	lot	4	I	10,000.00	40,000.00	-
iii) Ceiling						
(1) timber	m2	218	I	150.00	32,640.00	-
(2) gypsum with paint	m2	54	I	45.00	2,448.00	-
Sanitary wares and fittings						
water closet	no	4	I	1,000.00	4,000.00	-
bath tub	no	4	I	5,000.00	20,000.00	-
wash hand basin	no	8	I	500.00	4,000.00	-
shower door	no	4	I	1,000.00	4,000.00	-
water closet enclosure door	no	4	I	1,000.00	4,000.00	-
faucet to wash hand basin	no	8	I	800.00	6,400.00	-
faucet to bathtub	no	4	I	1,000.00	4,000.00	-
toilet roll holder	no	8	I	100.00	800.00	-
shower fittings	no	4	I	1,000.00	4,000.00	-
rain shower	no	4	I	1,000.00	4,000.00	-
robe hook	no	16	I	80.00	1,280.00	-
towel holder	no	4	I	100.00	400.00	-
shaving mirror	no	4	I	150.00	600.00	-
floor drain	no	4	I	50.00	200.00	-
Doors and ironmongery	lot	4	I	12,000.00	48,000.00	-
Built in cabinets, display cupboards, counter tops	lot	4	I	35,000.00	140,000.00	-
Superior Suite						
i) Floor						
(1) Carpet with underlay	m2	138	I	180.00	24,768.00	-
(2) Stone	m2	34	I	150.00	5,160.00	-
ii) Wall						
(1) Wall Covering	m2	432	I	120.00	51,840.00	-
(2) Stone	m2	108	I	150.00	16,200.00	-
(3) Wall features	lot	4	I	10,000.00	40,000.00	-
iii) Ceiling						
(1) timber	m2	138	I	150.00	20,640.00	-
(2) gypsum with paint	m2	34	I	45.00	1,548.00	-
Sanitary wares and fittings						
water closet	no	4	I	1,000.00	4,000.00	-
bath tub	no	4	I	5,000.00	20,000.00	-
wash hand basin	no	8	I	500.00	4,000.00	-
shower door	no	4	I	1,000.00	4,000.00	-
water closet enclosure door	no	4	I	1,000.00	4,000.00	-
faucet to wash hand basin	no	8	I	800.00	6,400.00	-
faucet to bathtub	no	4	I	1,000.00	4,000.00	-

Type	Unit	Qty 2	Category	Unit rate 1	Amount	
					Import	Local
toilet roll holder	no	8	I	100.00	800.00	-
shower fittings	no	4	I	1,000.00	4,000.00	-
rain shower	no	4	I	1,000.00	4,000.00	-
robe hook	no	16	I	80.00	1,280.00	-
towel holder	no	4	I	100.00	400.00	-
shaving mirror	no	4	I	150.00	600.00	-
floor drain	no	4	I	50.00	200.00	-
Doors and ironmongery	lot	4	I	12,000.00	48,000.00	-
Vanity countertop	no	4	I	2,500.00	10,000.00	-
Built in cabinets, display cupboards	lot	4	I	12,900.00	51,600.00	-
Deluxe Room						
i) Floor						
(1) Carpet with underlay	m2	82	I	180.00	14,688.00	-
(2) Stone	m2	20	I	150.00	3,060.00	-
ii) Wall						
(1) Wall Covering	m2	256	I	120.00	30,720.00	-
(2) Stone	m3	64	I	150.00	9,600.00	-
iii) Ceiling						
(1) timber	m2	82	I	150.00	12,240.00	-
(2) gypsum with paint	m2	20	I	45.00	918.00	-
Sanitary wares and fittings						
water closet	no	2	I	1,000.00	2,000.00	-
bath tub	no	2	I	5,000.00	10,000.00	-
wash hand basin	no	4	I	500.00	2,000.00	-
shower door	no	2	I	1,000.00	2,000.00	-
water closet enclosure door	no	2	I	1,000.00	2,000.00	-
faucet to wash hand basin	no	4	I	800.00	3,200.00	-
faucet to bathtub	no	2	I	1,000.00	2,000.00	-
toilet roll holder	no	4	I	100.00	400.00	-
shower fittings	no	2	I	1,000.00	2,000.00	-
rain shower	no	2	I	1,000.00	2,000.00	-
robe hook	no	8	I	80.00	640.00	-
towel holder	no	2	I	100.00	200.00	-
shaving mirror	no	2	I	150.00	300.00	-
floor drain	no	2	I	50.00	100.00	-
Doors and ironmongery	lot	2	I	12,000.00	24,000.00	-
Vanity countertop	no	2	I	2,500.00	5,000.00	-
Built in cabinets, display cupboards	lot	2	I	15,300.00	30,600.00	-
PENINSULA SUITE					820,000.00	
i) Floor						
(1) Carpet with underlay	m2	200	I	200.00	40,000.00	-
(2) Stone	m2	50	I	250.00	12,500.00	-
ii) Wall						
(1) Wall Covering	m2	400	I	150.00	60,000.00	-
(2) Stone	m3	100	I	250.00	25,000.00	-
(3) Wall features	lot	1	I	50,000.00	50,000.00	-
iii) Ceiling						
(1) timber	m2	200	I	200.00	40,000.00	-
(2) gypsum with paint	m2	50	I	50.00	2,500.00	-
Sanitary wares and fittings						
water closet	no	3	I	1,000.00	3,000.00	-
bath tub	no	1	I	10,000.00	10,000.00	-
wash hand basin	no	3	I	800.00	2,400.00	-
shower door	no	2	I	1,000.00	2,000.00	-

Type	Unit	Qty 2	Category	Unit rate 1	Amount	
					Import	Local
water closet enclosure door	no	2	I	1,000.00	2,000.00	-
faucet to wash hand basin	no	3	I	1,000.00	3,000.00	-
faucet to bathtub	no	1	I	1,800.00	1,800.00	-
toilet roll holder	no	3	I	200.00	600.00	-
shower fittings	no	2	I	2,000.00	4,000.00	-
rain shower	no	2	I	2,000.00	4,000.00	-
robe hook	no	8	I	100.00	800.00	-
towel holder	no	3	I	500.00	1,500.00	-
shaving mirror	no	3	I	200.00	600.00	-
floor drain	no	2	I	50.00	100.00	-
Kitchen appliances						
induction cooker and hood	set	1	I	2,000.00	2,000.00	-
kitchen sink	no	1	I	1,000.00	1,000.00	-
fridge	no	1	I	2,000.00	2,000.00	-
oven	no	1	I	1,500.00	1,500.00	-
Doors and ironmongery	lot	1	I	30,000.00	30,000.00	-
Vanity countertops	lot	1	I	10,500.00	10,500.00	-
Kitchen cabinet	set	1	I	10,000.00	10,000.00	-
Built in cabinets, display cupboards	lot	1	I	497,200.00	497,200.00	-
PENINSULA SUITE MEZZANINE					98,000.00	
i) Floor						
(1) Carpet with underlay	m2	79	I	200.00	15,800.00	-
(2) Stone	m2	10	I	200.00	2,000.00	-
(3) Non slip tile	m2	20	I	80.00	1,600.00	-
ii) Wall						
(1) Wall Covering	m2	160	I	100.00	16,000.00	-
(2) Stone	m2	100	I	200.00	20,000.00	-
iii) Ceiling						
(1) timber	m2	87	I	200.00	17,440.00	-
(2) gypsum with paint	m2	22	I	50.00	1,090.00	-
Sanitary wares and fittings						
water closet	no	1	I	800.00	800.00	-
wash hand basin	no	1	I	500.00	500.00	-
shower door	no	1	I	1,000.00	1,000.00	-
water closet enclosure door	no	1	I	1,000.00	1,000.00	-
faucet to wash hand basin	no	1	I	500.00	500.00	-
toilet roll holder	no	1	I	200.00	200.00	-
shower fittings	no	1	I	1,000.00	1,000.00	-
rain shower	no	1	I	1,000.00	1,000.00	-
robe hook	no	2	I	80.00	160.00	-
towel holder	no	1	I	200.00	200.00	-
shaving mirror	no	1	I	150.00	150.00	-
floor drain	no	1	I	50.00	50.00	-
Doors and ironmongery	lot	1	I	4,270.00	4,270.00	-
Vanity countertops	no	1	I	2,500.00	2,500.00	-
Built in cabinets, display cupboards	no	1	I	10,740.00	10,740.00	-
CORRIDORS AND VERENDAH					478,600.00	
i) Floor						
(1) Carpet with underlay	m2	470	I	200.00	94,000.00	-
(2) Imported engineered timber floor	m2	516	I	300.00	154,800.00	-
ii) Wall						
(1) Wall Covering	m2	374	I	150.00	56,100.00	-
iii) Ceiling						

Type	Unit	Qty 2	Category	Unit rate 1	Amount	
					Import	Local
(1) Timber Ceiling and Joists	m2	751	I	200.00	150,200.00	-
(2) gypsum with paint	m2	235	I	100.00	23,500.00	-
Total (Guestrooms)					**8,328,677.00**	-
Public area						
CORRIDORS AND VERENDAH					**510,000.00**	-
i) Floor						
(1) Carpet with underlay	m2	600	I	150.00	90,000.00	-
(2) Stone	m2	600	I	200.00	120,000.00	-
ii) Wall						
(1) Wall covering	m2	1,250	I	120.00	150,000.00	-
iii) Ceiling						
(1) timber	m2	600	I	200.00	120,000.00	-
(2) gypsum with paint	m2	600	I	50.00	30,000.00	-
FUNCTION ROOM					**88,710.00**	
i) Floor						
(1) Carpet with underlay	m2	89	I	150.00	13,320.00	-
(2) Stone	m2	22	I	200.00	4,440.00	-
ii) Wall						
(1) Wall Covering	m2	240	I	200.00	48,000.00	-
iii) Ceiling						
(1) plaster board and paint	m2	111	I	50.00	5,550.00	-
Pantry						
i) Floor						
(1) Non slip homogenous tiles	m2	19	I	50.00	950.00	-
ii) Wall						
(1) Ceramic tiles	m2	110	I	50.00	5,500.00	-
iii) Ceiling						
(1) Moisture plaster board and paint	m2	19	I	50.00	950.00	-
Built in cabinets	lot	1	I	10,000.00	10,000.00	-
GRAND STAIRCASE RESTORATION					**206,400.00**	-
i) Floor						
(1) Imported materials for restoration works	set	2	I	20,000.00	40,000.00	
ii) Wall						
(1) Wall Covering	set	2	I	30,000.00	60,000.00	
iii) Ceiling						
(1) Moisture plaster board and paint	set	2	I	30,000.00	60,000.00	
Railings and balustrade	set	2	I	20,000.00	40,000.00	
Miscellaneous	set	2	I	3,200.00	6,400.00	
SPA					**438,475.00**	-
i) Massage, Relaxation						
(1) Floor						
(a) Engineered wood floors	m2	130	I	250.00	32,500.00	-
(2) Walls						
(a) Moisture resistant plaster board with wall covering	m2	235	I	250.00	58,750.00	-
(3) Ceiling						
(a) Moisture plaster board and paint	m2	130	I	80.00	10,400.00	-
(4) Other						
(a) WC stone floors with wall covering and showers stone floors and walls	set	5	I	8,000.00	40,000.00	-
(b) Built in counters with stone tops and built in mirrors	lot	1	I	10,000.00	10,000.00	-
ii) SPA Changing						

Type	Unit	Qty 2	Category	Unit rate 1	Amount	
					Import	Local
(1) Floor						
(a) Stone floors	m2	166	I	200.00	33,200.00	-
(2) Walls						
(a) Timber	m2	205	I	200.00	41,000.00	-
(b) Stone	m2	205	I	200.00	41,000.00	-
(3) Ceiling						
(a) Moisture resistant plaster board with paint	m2	166	I	50.00	8,300.00	-
(4) Other						
(a) Imported Sauna equipment for Sauna	set	1	I	25,000.00	25,000.00	-
(b) Imported Steam equipment for Steam room	set	1	I	14,000.00	14,000.00	-
(c) Built in counters with stone tops and built in mirrors	lot	1	I	8,000.00	8,000.00	-
(d) Built in lockers	lot	1	I	15,000.00	15,000.00	-
(e) Heated floors	lot	1	I	20,000.00	20,000.00	-
iii) Spa Reception and Corridors						
(1) Floor						
(a) Stone	m2	91	I	200.00	18,200.00	-
(2) Walls						
(a) Wall Covering	m2	107	I	150.00	15,975.00	-
(b) Timber	m2	107	I	200.00	21,300.00	-
(c) Stone	m2	107	I	200.00	21,300.00	-
(3) Ceiling						
(a) Gypsum ceiling painted finish.	m2	91	I	50.00	4,550.00	-
STREET ENTRANCE AND GARDEN ENTRANCE					187,850.00	-
i) Floor						
(1) Stone	m2	180	I	200.00	36,000.00	-
ii) Wall						
(a) Wall Covering	m2	87	I	150.00	13,050.00	-
(b) Timber	m2	87	I	200.00	17,400.00	-
(c) Stone	m2	87	I	200.00	17,400.00	-
iii) Ceilings						
(1) Fritted double glazed units.	m2	180	I	300.00	54,000.00	-
Display cupboards	lot	1	I	50,000.00	50,000.00	-
.FT LOBBY					87,550.00	-
i) Floor						
(1) Stone	m2	280	I	200.00	56,000.00	-
ii) Wall						
(1) Stone	m2	135	I	100.00	13,500.00	-
(2) Paint	m2	135	I	30.00	4,050.00	-
iii) Ceiling						
(1) Moisture plaster board and paint	m2	280	I	50.00	14,000.00	-
BAR					80,000.00	-
i) Floor						
(1) Stone	m2	82	I	100.00	8,200.00	-
ii) Wall						
(1) Timber	m2	98	I	200.00	19,500.00	-
(2) Wall covering	m2	98	I	120.00	11,700.00	-
iii) Ceiling					-	-
(1) Timber Ceiling and Joists	m2	82	I	200.00	16,400.00	-
iv) Other						
(1) Built in Bar Counter	set	1	I	14,200.00	14,200.00	-
(2) Laminated Glass for exposed footing detail	set	1	I	10,000.00	10,000.00	-

Type	Unit	Qty 2	Category	Unit rate 1	Amount	
					Import	Local
SPECIALTY RESTAURANT					260,000.00	-
i) Floor						
(1) Stone	m2	107	I	100.00	10,700.00	-
(2) Timber	m2	107	I	100.00	10,700.00	-
ii) Wall						
(1) Timber	m2	148	I	200.00	29,500.00	-
(2) Wall covering	m2	148	I	120.00	17,700.00	-
iii) Ceiling						
(1) Timber ceilings and timber joists	m2	214	I	200.00	42,800.00	-
Pantry						
i) Floor						
(1) Non slip homogenous tiles	m2	54	I	50.00	2,700.00	-
ii) Wall						
(1) Ceramic tiles	m2	145	I	50.00	7,250.00	-
iii) Ceiling						
(1) Moisture plaster board and paint	m2	54	I	50.00	2,700.00	-
Built in cabinets with counter tops	lot	1	I	135,950.00	135,950.00	-
ALL DAY DINING / ARRIVAL LOUNGE					461,400.00	-
i) Floor						
(1) Stone	m2	422	I	200.00	84,400.00	-
ii) Wall						
(1) Double Glazed Units	m2	30	I	200.00	6,000.00	-
iii) Ceilings						
(1) Fritted double glazed units.	m2	422	I	500.00	211,000.00	-
iv) Other						
(1) Timber on the columns, arches and lattice ceiling.	lot	1	I	60,000.00	60,000.00	-
(2) Built in counters with stone tops	lot	1	I	100,000.00	100,000.00	-
GYM					214,840.00	-
i) Floor						
(1) Proprietory sports flooring	m2	260	I	250.00	65,000.00	-
ii) Wall						
(1) Mirror	m2	208	I	200.00	41,600.00	-
(2) Wall covering	m2	52	I	120.00	6,240.00	-
iii) Ceiling						
(1) Gypsum ceiling finish	m2	260	I	200.00	52,000.00	-
Built in reception counter and cabinet	lot	1	I	25,000.00	25,000.00	-
Built in cabinets, display cupboards	lot	1	I	25,000.00	25,000.00	-
MALE / FEMALE TOILETS					318,485.00	-
i) Floor						
(1) Stone	m2	262	I	200.00	52,400.00	-
ii) Wall						
(1) Stone	m2	458	I	200.00	91,500.00	-
(2) Wall covering	m2	458	I	150.00	68,625.00	-
iii) Ceiling						
(1) Moisture gypsum ceiling with paint	m2	262	I	80.00	20,960.00	-
iv) Other						
(1) Built in vanity counters with stone tops and mirrors	lot	1	I	35,000.00	35,000.00	-
(2) Lockers	lot	1	I	50,000.00	50,000.00	-
LIFT INTERIOR					25,340.00	-
i) Floor						
(1) Stone	m2	27	I	200.00	5,376.00	-

Type	Unit	Qty 2	Category	Unit rate 1	Amount	
					Import	Local
ii) Wall						
(1) Mirror	m2	44	I	200.00	8,720.00	-
(2) Wall covering	m2	44	I	150.00	6,540.00	-
iii) Ceiling						
(1) Timber ceiling	m2	13	I	150.00	2,016.00	-
(2) Mirror	m3	13	I	200.00	2,688.00	-
Others	lot			200.00		-
SIGNAGES	lot	1	I	1,040,000.00	**1,040,000.00**	-
Total (Public area)					**3,919,050.00**	-
Total					**12,247,727.00**	-

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

Type	Unit	Qty 1	Category	Unit rate	Amount	
					Import	Local
					US$	US$
E. Finishing, furniture and equipment [FF&E]						
1.0 Kitchen and laundry equipment	lot	1	I	1,800,000.00	1,800,000.00	-
Total (Kitchen and laundry equipment)					1,800,000.00	-
2.0 **Guestroom**						
Artwork A3 @ Bathroom niche	No.	70	I	250.00	17,500.00	-
A6 artwork above desk (paint)	No.	70	I	300.00	21,000.00	-
A7 artwork above sofa	No.	70	I	260.00	18,200.00	-
A8 artwork above WC	No.	70	I	250.00	17,500.00	-
A9 wall sculpture bedside TV armoire	No.	70	I	4,000.00	280,000.00	-
A11 pot	No.	-	I	-	-	-
A13 Screen	No.	70	I	5,800.00	406,000.00	-
Bed B1 Super King Size (SK) (1980 x 2030)	No.	-	I	950.00	-	-
Decorative upholstered head board	No.	70	I	1,700.00	119,000.00	-
S1 Sofa	No.	70	I	1,800.00	126,000.00	-
CU2 cushion for S1 & S1A	No.	140	I	80.00	11,200.00	-
CU3 cushion for S1 & S1A	No.	140	I	80.00	11,200.00	-
CU4 cushion for S1 & S1A	No.	140	I	80.00	11,200.00	-
Dresser	No.	70	I	2,400.00	168,000.00	-
Dresser Chair	No.	70	I	850.00	59,500.00	-
Club Chair Footrest C1A	No.	70	I	350.00	24,500.00	-
CU1 for lounge chair C1 & C1A	No.	70	I	80.00	5,600.00	-
Desk Chair with armrest C2	No.	70	I	850.00	59,500.00	-
Desk Chair (without armrest) C3	No.	70	I	650.00	45,500.00	-
Guestroom End bed Bench C4	No.	70	I	450.00	31,500.00	-
Dressing Bench C5	No.	70	I	350.00	24,500.00	-
L1 Floorlamp	No.	70	I	500.00	35,000.00	-
L2A Small Bedside Lamp	No.	140	I	750.00	105,000.00	-
L3 Reading Bedside Lamp	No.	140	I	750.00	105,000.00	-
L4 Desk Lamp	No.	70	I	600.00	42,000.00	-
L8 Dressing Sconces (per UNIT)	No.	140	I	450.00	63,000.00	-
L9 Bathroom Sconces (per UNIT)	No.	280	I	120.00	33,600.00	-
L10 Picture Light	No.	70	I	440.00	30,800.00	-
L13 Table Lamp (on console)	No.	-	I	-	-	-
T1 Desk Chanfreine (Droite) (1600 x 700)	No.	-	I	-	-	-
T1 A Desk Chanfreine (Gauche) (1600 x 700)	No.	70	I	2,500.00	175,000.00	-
T1 B Desk Chanfreine (Droite) (1500 x 700)	No.	-	I	-	-	-
T1 C Desk Chanfreine (Gauche) (1500 x 700)	No.	-	I	-	-	-
T1 F Desk Rectangle (Droite) (1600 x 700)	No.	-	I	-	-	-
T1 G Desk Rectangle (Gauche) (1600 x 700)	No.	-	I	-	-	-
T1 H Desk Rectangle (Droite) (1400 x 600)	No.	-	I	-	-	-
T1 I Desk Rectangle (Gauche) (1400 x 600)	No.	-	I	-	-	-
T2 Typical Bedside (right) (900 x 500)	No.	-	I	-	-	-

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

	Type	Unit	Qty 1	Category	Unit rate	Amount Import	Amount Local
						US$	US$
	T2a Typical Bedside (left) (900 x 500)	No.	-	I	-	-	-
	T2b Bedside (twin) (800 x 500)	No.	-	I	-	-	-
	T2c Bedside (small) Right (750 x 500)	No.	-	I	-	-	-
	T2d Bedside (small) Left (750 x 500)	No.	-	I	-	-	-
	T2e Bedside (Xsmall) Right (600 x 500)	No.	70	I	900.00	63,000.00	-
	T2f Bedside (Xsmall) Left (600 x 500)	No.	70	I	900.00	63,000.00	-
	T2g Bedside (Xxsmall) Right (550 x 500)	No.	-	I	-	-	-
	T2h Bedside (Xxsmall) Left (550 x 500)	No.	-	I	-	-	-
	T3 Coffee Table	No.	70	I	2,000.00	140,000.00	-
	T4 Side Table	No.	-	I	-	-	-
	CG-07 Console (1600 x 450)	No.	-	I	-	-	-
	Stationary drapes	No.	70	I	830.00	58,100.00	-
	Sheer drapes	No.	70	I	480.00	33,600.00	-
	Blackout drapes	No.	70	I	950.00	66,500.00	-
	Carpet	No.	70	I	13,200.00	924,000.00	-
	Total (Guestroom)					**3,395,000.00**	-
3.0	**Suites**						
	Artwork @ Bathroom	No.	58	I	250.00	14,500.00	-
	Artwork @Dining	No.	17	I	9,000.00	153,000.00	-
	Artwork @ Desk	No.	17	I	4,000.00	68,000.00	-
	Artwork @ Bedroom	No.	17	I	2,400.00	40,800.00	-
	Sculpture	No.	17	I	16,200.00	275,400.00	-
	Pedestal	No.	17	I	1,700.00	28,900.00	-
	Screen	No.	17	I	10,200.00	173,400.00	-
	Bed B1 Super King Size (SK) (1980 x 2030)	No.	-	I	-	-	-
	Decorative upholstered head board	No.	17	I	1,700.00	28,900.00	-
	Sofa	No.	34	I	4,800.00	163,200.00	-
	Cushion	No.	408	I	100.00	40,800.00	-
	Lounge Chair	No.	17	I	3,700.00	62,900.00	-
	Dining Chair	No.	102	I	1,100.00	112,200.00	-
	Desk Chair	No.	17	I	2,800.00	47,600.00	-
	Armchair	No.	17	I	3,100.00	52,700.00	-
	Guestroom End bed Bench C4	No.	17	I	1,000.00	17,000.00	-
	Dresser	No.	17	I	2,400.00	40,800.00	-
	Dressing Stool	No.	17	I	400.00	6,800.00	-
	L1 Floorlamp	No.	34	I	1,100.00	37,400.00	-
	Reading Light	No.	34	I	400.00	13,600.00	-
	Bedside Lamp	No.	34	I	800.00	27,200.00	-
	L4 Desk Lamp	No.	17	I	1,500.00	25,500.00	-
	L8 Dressing Sconces (per UNIT)	No.	34	I	450.00	15,300.00	-
	L9 Bathroom Sconces (per UNIT)	No.	102	I	200.00	20,400.00	-
	L10 Picture Light	No.	17	I	450.00	7,650.00	-
	Table Lamp	No.	-	I	-	-	-

3.3a **PROJECT MATERIAL AND EQUIPMENT LIST**

Type	Unit	Qty 1	Category	Unit rate	Amount	
					Import	Local
					US$	US$
Dining Table	No.	34	I	2,700.00	91,800.00	-
Desk Table	No.	17	I	9,500.00	161,500.00	-
T1 G Desk Rectangle (Gauche) (1600 x 700)	No.	-	I	-	-	-
T1 H Desk Rectangle (Droite) (1400 x 600)	No.	-	I	-	-	-
T1 I Desk Rectangle (Gauche) (1400 x 600)	No.	-	I	-	-	-
Night Table (right)	No.	-	I	-	-	-
Night Table (left)	No.	-	I	-	-	-
T2b Bedside (twin) (800 x 500)	No.	-	I	-	-	-
T2c Bedside (small) Right (750 x 500)	No.	17	I	900.00	15,300.00	-
T2d Bedside (small) Left (750 x 500)	No.	17	I	900.00	15,300.00	-
T2e Bedside (Xsmall) Right (600 x 500)	No.	-	I	-	-	-
T2f Bedside (Xsmall) Left (600 x 500)	No.	-	I	-	-	-
T2g Bedside (Xxsmall) Right (550 x 500)	No.	-	I	-	-	-
T2h Bedside (Xxsmall) Left (550 x 500)	No.	-	I	-	-	-
Coffee Table	No.	17	I	2,000.00	34,000.00	-
T4 Side Table	No.	17	I	900.00	15,300.00	-
Console	No.	-	I	-	-	-
Stationary drapes	No.	17	I	1,000.00	17,000.00	-
Sheer drapes	No.	17	I	580.00	9,860.00	-
Blackout drapes	No.	17	I	1,200.00	20,400.00	-
Carpet	No.	17	I	18,700.00	317,900.00	-
Total (Suites)					**2,172,310.00**	-
4.0 **Peninsula Suite**						
Artwork @ Bathroom	No.	4	I	350.00	1,400.00	-
Artwork @Study/Dining	No.	3	I	10,800.00	32,400.00	-
Artwork above sofa	No.	1	I	1,300.00	1,300.00	-
Artwork @ Entrance/Foyer	No.	5	I	5,400.00	27,000.00	-
Sculpture	No.	1	I	20,000.00	20,000.00	-
Pedestal	No.	3	I	1,600.00	4,800.00	-
Urn	No.	3	I	4,000.00	12,000.00	-
Screen	No.	1	I	24,300.00	24,300.00	-
Bed B1 Super King Size (SK) (1980 x 2030)	No.	-	I	1,000.00	-	-
Decorative upholstered head board	No.	1	I	8,300.00	8,300.00	-
Sofa	No.	4	I	6,100.00	24,400.00	-
Cushion	No.	40	I	200.00	8,000.00	-
Lounge Chair	No.	2	I	5,300.00	10,600.00	-
Chaise Lounge	No.	1	I	5,300.00	5,300.00	-
Dining Chair	No.	12	I	2,000.00	24,000.00	-
Desk Chair	No.	2	I	2,800.00	5,600.00	-
Armchairs	No.	7	I	4,800.00	33,600.00	-
Guestroom End bed Bench C4	No.	1	I	1,900.00	1,900.00	-
Dresser	No.	2	I	6,400.00	12,800.00	-
Dressing Bench C5	No.	2	I	1,900.00	3,800.00	-

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

	Type	Unit	Qty 1	Category	Unit rate	Amount	
						Import	Local
						US$	US$
	L1 Floorlamp	No.	1	I	3,400.00	3,400.00	-
	L2A Small Bedside Lamp	No.	2	I	800.00	1,600.00	-
	Bedside Lamp	No.	3	I	500.00	1,500.00	-
	L4 Desk Lamp	No.	1	I	1,250.00	1,250.00	-
	Wall Sconces	No.	4	I	2,400.00	9,600.00	-
	Wall Lamp	No.	10	I	300.00	3,000.00	-
	L10 Picture Light	No.	1	I	450.00	450.00	-
	Table Lamp	No.	1	I	2,400.00	2,400.00	-
	Chandelier	No.	5	I	8,800.00	44,000.00	-
	Decorative ceiling feature	No.	1	I	35,000.00	35,000.00	-
	Display Cabinet	No.	2	I	7,200.00	14,400.00	-
	Decorative Mirrors	No.	5	I	2,700.00	13,500.00	-
	Dining Table	No.	1	I	5,200.00	5,200.00	-
	Desk @ Study	No.	1	I	6,400.00	6,400.00	-
	T1 G Desk Rectangle (Gauche) (1600 x 700)	No.	-	I	-	-	-
	T1 H Desk Rectangle (Droite) (1400 x 600)	No.	-	I	-	-	-
	T1 I Desk Rectangle (Gauche) (1400 x 600)	No.	-	I	-	-	-
	Night Table (right)	No.	2	I	1,600.00	3,200.00	-
	Night Table (left)	No.	2	I	1,600.00	3,200.00	-
	T2b Bedside (twin) (800 x 500)	No.	-	I	-	-	-
	T2c Bedside (small) Right (750 x 500)	No.	-	I	-	-	-
	T2d Bedside (small) Left (750 x 500)	No.	-	I	-	-	-
	T2e Bedside (Xsmall) Right (600 x 500)	No.	-	I	-	-	-
	T2f Bedside (Xsmall) Left (600 x 500)	No.	-	I	-	-	-
	T2g Bedside (Xxsmall) Right (550 x 500)	No.	-	I	-	-	-
	T2h Bedside (Xxsmall) Left (550 x 500)	No.	-	I	-	-	-
	Coffee Table	No.	3	I	6,000.00	18,000.00	-
	T4 Side Table	No.	3	I	2,200.00	6,600.00	-
	Console	No.	1	I	13,700.00	13,700.00	-
	Stationary drapes	No.	1	I	1,200.00	1,200.00	-
	Sheer drapes	No.	1	I	670.00	670.00	-
	Blackout drapes	No.	1	I	1,300.00	1,300.00	-
	Carpet	No.	1	I	56,300.00	56,300.00	-
	Total (Peninsula Suites)					**507,370.00**	-
5.0	**SPA + Gym**						
	Planter (900x800)	No.	8	I	1,900.00	15,200.00	-
	Artwork on Pedestal (650x500x1250)	No.	1	I	6,100.00	6,100.00	-
	Artwork Pedestal (610x450x1110)	No.	1	I	3,300.00	3,300.00	-
	Built in Bench (1100x600x1050)	No.	1	I	6,500.00	6,500.00	-
	Built in Bench (1200x600x1050)	No.	5	I	6,500.00	32,500.00	-
	Carpet (5200x1600)	No.	1	I	6,000.00	6,000.00	-
	Carpet (5400x3270)	No.	1	I	12,000.00	12,000.00	-
	Chaise Lounge (2070x750x550)	No.	9	I	2,000.00	18,000.00	-

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

Type	Unit	Qty 1	Category	Unit rate	Amount	
					Import	Local
					US$	US$
Coffee Table (1900x400x350)	No.	1	I	2,000.00	2,000.00	-
Console (1000x450x850)	No.	2	I	2,500.00	5,000.00	-
Console (1415x680x860)	No.	2	I	3,800.00	7,600.00	-
Console (3000x450x900)	No.	1	I	6,000.00	6,000.00	-
Console (920x490x1415)	No.	1	I	3,300.00	3,300.00	-
Cushion	No.	9	I	80.00	720.00	-
Cushion	No.	9	I	80.00	720.00	-
Cushion	No.	2	I	80.00	160.00	-
Cushion	No.	2	I	80.00	160.00	-
Cushion	No.	2	I	80.00	160.00	-
Cushion	No.	4	I	80.00	320.00	-
Cushion	No.	4	I	80.00	320.00	-
Cushion (1550x620x35)	No.	4	I	150.00	600.00	-
Display Cabinet (2220x400x2240)	No.	1	I	18,000.00	18,000.00	-
Fire extinguisher (380x380x900)	No.	2	I	350.00	700.00	-
Fireplace feature	No.	1	I	7,700.00	7,700.00	-
Floor Lamp	No.	4	I	1,000.00	4,000.00	-
Lantern	No.	9	I	1,600.00	14,400.00	-
Lantern Pedestal (250x250x1000)	No.	9	I	1,000.00	9,000.00	-
LED Lantern (300x300x600)	No.	3	I	2,000.00	6,000.00	-
LED Lantern (500x500x900)	No.	2	I	4,800.00	9,600.00	-
Lounge Chair (790x760x760)	No.	4	I	1,600.00	6,400.00	-
Lounge Chair (800x850x790)	No.	4	I	1,700.00	6,800.00	-
Ottoman (400x430)	No.	2	I	500.00	1,000.00	-
Ottoman (580x380x440)	No.	16	I	700.00	11,200.00	-
Ottoman (580x610x410)	No.	4	I	700.00	2,800.00	-
Reception Table (860x600x1120)	No.	3	I	13,500.00	40,500.00	-
Screen (2250x38x2133)	No.	1	I	6,000.00	6,000.00	-
Screen (690x40x2700)	No.	1	I	3,400.00	3,400.00	-
Side Table (350x400x600)	No.	4	I	2,000.00	8,000.00	-
Side Table (380x380x420)	No.	9	I	2,000.00	18,000.00	-
Side Table (540x380x460)	No.	2	I	2,800.00	5,600.00	-
Slipper cabinet (1200x400x900)	No.	1	I	7,500.00	7,500.00	-
Sofa (2500x900x750)	No.	1	I	4,600.00	4,600.00	-
Trolley (610x370x850)	No.	10	I	3,500.00	35,000.00	-
Artwork	No.	1	I	10,000.00	10,000.00	-
Total (SPA + Gym)					**362,860.00**	**-**
6.0 **G/F Specialty Restaurant**						
Parasol (diam 2200)	No.	6	I	4,000.00	24,000.00	-
Cabinet lock on CG-358	No.	-	I	-	-	-
Cabinet pull on CG-358	No.	-	I	-	-	-
Carpet (5400x3270)	No.	1	I	11,500.00	11,500.00	-
Console (1900x450x800)	No.	1	I	4,500.00	4,500.00	-

3.3a PROJECT MATERIAL AND EQUIPMENT LIST

Type	Unit	Qty 1	Category	Unit rate	Amount	
					Import	Local
					US$	US$
Console/Buffet (2133x584x1079)	No.	1	I	5,500.00	5,500.00	-
Cushion (400x400x170)	No.	24	I	80.00	1,920.00	-
Cushion (built in sofa)	No.	19	I	250.00	4,750.00	-
Cushion on sofa	No.	3	I	80.00	240.00	-
Cushion on sofa (SX-354 + built in sofa)	No.	17	I	80.00	1,360.00	-
Dining Chair (690x750x955x480)	No.	22	I	1,300.00	28,600.00	-
Dining Chair (830x750x860)	No.	24	I	1,300.00	31,200.00	-
Dining table (1000x1000x750)	No.	2	I	2,500.00	5,000.00	-
Dining table (750x750x750)	No.	8	I	1,700.00	13,600.00	-
Dining table (900x750x750)	No.	8	I	1,900.00	15,200.00	-
Display Vitrine (710x375x1220)	No.	3	I	5,100.00	15,300.00	-
Floor lamp (300x875)	No.	5	I	1,400.00	7,000.00	-
Handle on CG-357	No.	-	I	-	-	
Lounge Chair (700x960x1000)	No.	8	I	2,400.00	19,200.00	-
Maitre'd Station (800x600x1100)	No.	1	I	8,500.00	8,500.00	-
Maitre'd Station (800x600x1150)	No.	1	I	8,500.00	8,500.00	-
Ottoman (standards dimensions)	No.	2	I	800.00	1,600.00	-
Round coffee table (550x500)	No.	5	I	2,500.00	12,500.00	-
Sofa (3000x750x900)	No.	2	I	10,000.00	20,000.00	-
Sofa (3650x800x900)	No.	1	I	12,000.00	12,000.00	-
Square dining table (1000x1000x750)	No.	7	I	2,500.00	17,500.00	-
Table lamp (360x500)	No.	3	I	1,100.00	3,300.00	-
Wall sconces (159x102x254)	No.	11	I	1,100.00	12,100.00	-
Artwork	No.	1	I	10,000.00	10,000.00	-
Total (G/F Specialty Restaurant)					294,870	-
7.0 **G/F Bar**						
Square Cocktail Table (580x740x650)	No.	4	I	1,700.00	6,800.00	-
Armchair (635x851x864)	No.	9	I	2,400.00	21,600.00	-
Armchair (730x880x850)	No.	4	I	2,900.00	11,600.00	-
Barstool (508x584x1295)	No.	6	I	1,500.00	9,000.00	-
Carpet (3100x1880)	No.	1	I	3,800.00	3,800.00	-
Carpet (3100x1880)	No.	1	I	3,800.00	3,800.00	-
Carpet (3100x1880)	No.	1	I	3,800.00	3,800.00	-
Chandelier (1900x2000)	No.	1	I	35,000.00	35,000.00	-
Cushion	No.	4	I	80.00	320.00	-
Cushion	No.	6	I	80.00	480.00	-
Cushion	No.	6	I	80.00	480.00	-
Cushion (450x350/155)	No.	4	I	80.00	320.00	-
Cushion (450x350/155)	No.	4	I	80.00	320.00	-
Custom Curved Sofa (2150x800x1200)	No.	2	I	10,000.00	20,000.00	-
Floor Lamp (1335x432/base 230)	No.	6	I	1,800.00	10,800.00	-
Pouf (500x430)	No.	5	I	1,500.00	7,500.00	-
Round Cocktail Table (750x630)	No.	4	I	1,700.00	6,800.00	-

3.3a **PROJECT MATERIAL AND EQUIPMENT LIST**

Type	Unit	Qty 1	Category	Unit rate	Amount	
					Import	Local
					US$	US$
Sofa (1600x900x860)	No.	2	I	3,300.00	6,600.00	-
Sofa (1800x900x860)	No.	2	I	3,700.00	7,400.00	-
Table Lamp (400)	No.	8	I	1,000.00	8,000.00	-
Artwork	No.	1	I	10,000.00	10,000.00	-
Total (G/F Bar)					**174,420**	-
8.0 **G/F Arrival Lounge**						
Stone focal table	No.	1	I	65,000.00	65,000.00	-
Artwork Pedestal (810x660x900)	No.	1	I	2,700.00	2,700.00	-
Bench	No.	1	I	3,600.00	3,600.00	-
Chandelier (2650x700)	No.	1	I	27,000.00	27,000.00	-
Chandelier (42x40)	No.	1	I	2,700.00	2,700.00	-
Chandelier Comete (240x90)	No.	1	I	10,800.00	10,800.00	-
Chandelier Leaves (900)	No.	3	I	21,000.00	63,000.00	-
Console	No.	1	I	2,800.00	2,800.00	-
Dancing Leaves	No.	1	I	189,000.00	189,000.00	-
Display Vitrine (950x475x2240)	No.	11	I	9,400.00	103,400.00	-
Pedestal (690x690x1300)	No.	7	I	2,400.00	16,800.00	-
Pedestal (690x690x1300)	No.	3	I	2,400.00	7,200.00	-
Silver Urn (460x760x1100)	No.	14	I	4,000.00	56,000.00	-
Valet Stand (912x675x1210)	No.	1	I	23,500.00	23,500.00	-
Wall Sconce (45x19)	No.	70	I	500.00	35,000.00	-
Wall Sconce (63x17)	No.	8	I	500.00	4,000.00	-
Wall Sconce (63x17)	No.	4	I	500.00	2,000.00	-
Total (G/F Arrival Lounge)					**614,500.00**	-
9 **G/F All Day Dining**						
Silver Leaf Urn (460x760x1100)	No.	4	I	4,000.00	16,000.00	-
4 Pedestal (450x600x1300)	No.	4	I	3,400.00	13,600.00	-
Armchair (750x900x1200)	No.	4	I	3,000.00	12,000.00	-
Chandelier	No.	4	I	21,000.00	84,000.00	-
Cushion	No.	4	I	80.00	320.00	-
Dining Chair (580x600x890)	No.	96	I	1,000.00	96,000.00	-
Maitre D Station (1100x700x500)	No.	1	I	7,900.00	7,900.00	-
Round Side Table (400x600)	No.	2	I	1,200.00	2,400.00	-
Square Dining Table (1000x1000x750)	No.	24	I	2,500.00	60,000.00	-
Wall Sconces	No.	6	I	500.00	3,000.00	-
Total (G/F All Day Dining)					**295,220.00**	-
10.0 **G/F Courtyard Garden**						
Cushion	No.	100	I	80.00	8,000.00	-
Dining Table (1000x1000x750)	No.	21	I	2,000.00	42,000.00	-
Dining Table (800x800x750)	No.	8	I	1,500.00	12,000.00	-
Lounge Chair (830x750x860)	No.	100	I	1,100.00	110,000.00	-

3.3a **PROJECT MATERIAL AND EQUIPMENT LIST**

Type	Unit	Qty 1	Category	Unit rate	Amount Import	Amount Local
					US$	US$
Maitre D Station (1150x800x600)	No.	1	I	8,500.00	8,500.00	-
Parasol (2750x2590)	No.	1	I	6,700.00	6,700.00	-
Pedestal (450x600x1300)	No.	2	I	3,400.00	6,800.00	-
Silver Leaf Urn (460x760x1100)	No.	2	I	4,000.00	8,000.00	-
Valet Stand	No.	1	I	10,000.00	10,000.00	-
Total (G/F Courtyard Garden)					**212,000.00**	**-**
11.0 **Function Room**						
Decorative Mirror (1930x750)	No.	1	I	4,900.00	4,900.00	-
Decorative Mirror (1060x750)	No.	2	I	3,000.00	6,000.00	-
Decorative Mirror (1100x650)	No.	1	I	2,000.00	2,000.00	-
Console/Buffet (2820x550x730)	No.	3	I	6,500.00	19,500.00	-
Table Lamp	No.	6	I	800.00	4,800.00	
Pedestal (690x690x1300)	No.	1	I	2,400.00	2,400.00	-
Pedestal with Cabinet for Extinguisher (690x690x13	No.	1	I	3,800.00	3,800.00	-
Side Table (330x460)	No.	1	I	1,500.00	1,500.00	-
Conference Table (1600x750)	No.	1	I	8,000.00	8,000.00	-
Reception Desk (1750x800x750)	No.	1	I	5,000.00	5,000.00	-
Desk (1360x550x760)	No.	1	I	3,000.00	3,000.00	-
Bench (1200x600x460)	No.	2	I	6,500.00	13,000.00	-
Office Chair (600x600x800)	No.	9	I	1,350.00	12,150.00	-
Chair	No.	1	I	800.00	800.00	-
Table Lamp	No.	2	I	800.00	1,600.00	-
Table (on CG-454)	No.	1	I	1,500.00	1,500.00	-
Artwork	No.	1	I	10,000.00	10,000.00	-
Total (Function Room)					**99,950**	**-**
12.0 **Miscellaneous items**						
Fabric, Vinyl, Leather, Wall coverings	lot	5,000	I	250.00	1,250,000.00	-
Drapery to Guestrooms	Unit	-	I	-	-	-
Drapery to Public Areas	m2	500	I	200.00	100,000.00	-
Corridor - Lighting	lot	1	I	50,000.00	50,000.00	-
Corridor - Artwork/Sculpture	lot	1	I	50,000.00	50,000.00	-
Entrance / Lobby - Artwork/Sculpture	lot	1	I	83,700.00	83,700.00	-
Corridor - Signage	lot	1	I	-	-	-
Public Toilets - Lighting	lot	1	I	10,000.00	10,000.00	-
Public Toilets - Artwork	lot	1	I	10,000.00	10,000.00	-
Executive office	lot	1	I	20,000.00	20,000.00	-
Total (Miscellaneous items)					**1,573,700.00**	**-**
Sub-Total 2.0 to 12.0					**9,702,200.00**	**-**
Sub-Total (FF&E)					**11,502,200.00**	**-**

3.3b CONSTRUCTION EQUIPMENT LIST

		Quantity	Unit	Rate	Import	Local	Import Total	Local Total
A	LIFTING EQUIPEMENTS							
	Tower Crane PYN	1	U	359,000	I		359,000	-
	Hoisting rope	1	U	9,000	I		9,000	-
	Mobile Crane 45 T	1	U	518,000	I		518,000	-
	Slings 2 chains for crane	2	U	2,500	I		5,000	-
	Slings 4 chains for crane	2	U	1,000	I		2,000	-
B	CYCLE EQUIPMENT							
	Vibrating screed	2	U	6,000	I		12,000	-
	Coring machine	3	U	15,000	I		45,000	-
	Jacks	60	U	2,000	I		120,000	-
	Power float	2	U	6,000	I		12,000	-
	Jack hammer / Concrete breaker / Driling hammer / Coring Machine …	1	LS	11,000	I		11,000	-
	Concrete skip	2	U	7,000	I		14,000	-
	Pallet trolley	4	U	1,250	I		5,000	-
	Rubbish bucket	4	U	2,750	I		11,000	-
	Submersible pump	14	U	3,071	I		43,000	-
	Discharge pipe for pump	200	ML	25	I		5,000	-
	Survey Equipment / façade monitoring	4	U	20,250	I		81,000	-
	Air compressor	2	U	25,500	I		51,000	-
	Galvanased air pipes	300	ML	13	I		4,000	-
	Vibrator	6	U	1,333	I		8,000	-
	Converter vibrators	2	U	4,500	I		9,000	-
	High pressure cleaner (karcher)	1	U	2,000	I		2,000	-
	Welding set	1	LS	7,000	I		7,000	-
	Rubbish chute phase 1	50	ML	100	I		5,000	-
	Extinguisher	10	U	100	I		1,000	-
C	SCAFFOLDING FRONT /LIFT							
	Scaffolding & Access Scaffolding	2,640	M2	128	I		337,000	-
D	REINFORCEMENTS / BENDING YARDS							
	Steel Yard Set	1	LS	13,000	I		13,000	-
E	SAFETY							
	Temporary safety handrail	1	LS	35,000	I		35,000	-
	Safety netting inc. accessories for facades	1	LS	14,000	I		14,000	-
	Temporary cover of small slab openings	1	LS	14,000	I		14,000	-
F	TRANSPORTS AND SITE VEHICLES							
	Dumper	1	U	35,000	I		35,000	-
	Skid Steer Loader (Bobcat)	3	U	34,000	I		102,000	-
	Forklift fd 35	3	U	56,667	I		170,000	-
	Scissor lifts	10	U	24,200	I		242,000	-
	Excavator	1	U	128,000	I		128,000	-
G	GENERAL WORKSHOPS AND STORAGE							
	Shed	1	LS	7,000	I		7,000	-
	Canteen	1	LS	7,000	I		7,000	-
	Guard House	1	LS	3,000	I		3,000	-
	Test Laboratory + Equipment	1	LS	3,000	I		3,000	-
	Security System	1	LS	40,000	I		40,000	-
	Site containers	2	U	3,750	I		7,500	-
	Site Toilets (on the working levels)	1	LS	2,675	I		2,675	-
	Stores	1	LS	13,375	I		13,375	-
	Closed Workshop (Mechanic, Electromechanic, Carpentry, …)	1	LS	6,688	I		6,688	-
H	SITE OFFICES							
	Site Office (bldg carcasse + partitions + cabling) - BYMA staff	240	M2	540	I		129,600	-
	Site Office (bldg carcasse + partitions + cabling) - Client & Consultants	50	M2	540	I		27,000	-
	Site office Furniture - BYMA	240	M2	68	I		16,200	-
	Site office Furniture - Client & Consultants	50	M2	68	I		3,375	-
	Site office - toilets (for staff, Client & Consultants)	40	M2	810	I		32,400	-
	Office containers	2	U	6,750	I		13,500	-
	Computer equipment	20	Ω	1,375	I		27,500	-
	Computer equipment (Draftman)	8	Ω	6,188	I		49,500	-
	Server	1	U	5,400	I		5,400	-
	Uninterrupt Power Supply (UPS)	1	LS	6,750	I		6,750	-
	Microsoft Licenses	10	Ω	338	I		3,375	-
	Autocad Licenses	8	Ω	6,075	I		48,600	-
	Autocad Licenses - Yearly Renewal	11	U	2,025	I		21,600	-
	Photocopier - BYMA	2	U	11,300	I		22,600	-

	Plotter	1	U	35,313	I		35,313	-
	Telephone - PABX 25 USERS 6BYMA	1	U	10,100	I		10,100	-
	Telephone - Handphone	9	U	810	I		7,290	-
	Camera	2	U	424	I		848	-
	Walkie talkies	25	U	480	I		12,000	-
I	WATER SUPPLY AND INSTALLATION							
	Water tank	1	U	15,000	I		15,000	-
	Water Pump from pumping well to water tank	1	U	10,000	I		10,000	-
	Pumping Well	1	U	13,500	I		13,500	-
	Waterbooster from tank to top of tower	1	U	10,800	I		10,800	-
	Water Pipes - Distribution to working levels	200	ML	14	I		2,700	-
J	POWER SUPPLY AND INSTALLATION							
	Generator sets - 350 kVA- Tower cranes	1	U	58,250	I		58,250	-
	Fuel tank	1	U	13,500	I		13,500	-
	Main Electrical Boards	4	U	6,000	I		24,000	-
	Electrical Boards at working areas	26	U	779	I		20,250	-
	Vertical risers	1	LS	6,625	I		6,625	-
	Cables - Secondary Distribution to working areas	1,000	lm	41	I		40,500	-
	Lighting at workig areas	1	LS	14,000	I		14,000	-
	Total for Construction Equipment						3,221,313	-

SPECIAL SYSTEM, OPERATOR FF&E & OSE MATERIAL LIST

Operator Special Systems (In Room AV, Room, F&B, Spa and Other Equipment)

	Import
TELEVISION & TV BRACKETS	434,844.71
GUESTROOM SOUNDBAR AUDIO SYSTEM	186,615.05
BLU-RAY PLAYER	57,905.72
GUESTROOM ALL-IN-ONE FAX/PRINTER/SCANNER/COPIER	45,336.87
GUESTROOM ADAPTERS & CABLE	15,513.43
MISCELLANEOUS AV EQUIPMENT	113,017.54
BOH AV EQUIPMENT	13,581.08
GUESTROOM, SPA & BOH SAFE	66,644.63
MINIBAR	86,417.59
COFFEE MACHINE	80,027.35
COSMETIC MIRROR	116,980.88
SUITE ACCESSORIES	666.15
SECURITY EQUIPMENT	174,976.12
WAREHOUSING & LOGISTICS	94,187.50
PETTY CASH	14,285.38
TOTAL - OPERATOR SPECIAL SYSTEMS	**USD 1,501,000.00**

Operator FF&E

GUEST FLOOR EQUIPMENT

JEWELLERY TRAY	8,107.85
MATTRESS & BOX SPRING	164,283.41
TIE RACK	3,306.73
VALET STAND	5,933.81
HAIR DRYER	6,952.54
BATHROOM PEDAL BIN	3,665.78
LEATHER WASTEBASKET	9,933.92
VINYL WOODEN WASTEBASKET	7,993.69
LEATHER TISSUE BOX	1,483.45
LACQUER WOODEN TISSUE BOX	13,318.11
MAGAZINE STAND	8,320.90
BATHROOM WEIGHING SCALE	3,038.49
LEATHER SHOE HORN	1,911.25
LEATHER COAT BRUSH	2,294.41
LEATHER LAUNDRY FOLDER	6,168.34
LEATHER TELEPHONE MESSAGE PAD HOLDER	6,180.58
LEATHER GUEST SERVICES DIRECTORY BINDER	6,197.54
LEATHER WRITING DESK BLOTTER	17,895.63
LEATHER STATIONERY BOX	8,676.74
ACRYLIC CABLE TRAY	4,181.93
ACRYLIC STATIONERY TRAY	5,227.41
ACRYLIC MINIBAR TRAY	6,988.71
ACRYLIC COFFEE/TEA TRAY	7,987.10
BATHROOM LACQUER AMENITY TRAY	4,991.94
WOODEN MALE HANGER	4,271.97
WOODEN FEMALE HANGER	4,851.03
WOODEN TROUSERS HANGER	2,490.69
SATIN APDDED HANGER	2,950.34
UMBRELLA	6,474.45
TELESCOPE	7,440.81
EMERGENCY FLASHLIGHT	2,358.27
PORTABLE LUGGAGE RACK	8,476.88
BOOKS & MAGAZINES	30,064.65
HOUSEKEEPING CLEANING EQUIPMENT	295,269.06
BANQUETING EQUIPMENT	246,036.21
SPECIALTY RESTAURANT EQUIPMENT	11,362.78
THE BAR EQUIPMENT	8,947.81
UMBRELLA STAND	4,709.38
FRONT OFFICE EQUIPMENT	73,155.43
SAFE & KEY CABINET AT BACK OF HOUSE AREAS	84,813.96
MISCELLANEOUS OFFICE EQUIPMENT	46,966.60
BACK OF HOUSE OFFICE EQUIPMENT	376,750.00
FLOWER VASE	9,889.69
LAUNDRY, LINEN & UNIFORM ROOMS EQUIPMENT	24,036.65
MISCELLANEOUS F&B EQUIPMENT	10,115.74
FIRE BLANKET	2,034.45

FRONT OF HOUSE EQUIPMENT		17,547.99
HUMAN RESOURCES EQUIPMENT		6,707.28
WALL CLOCK		3,315.40
PRE-OPENING OFFICE EQUIPMENT		10,939.31
BACK OF HOUSE GLASS & MIRRORS		1,883.75
STAFF DINNING ROOM MISCELLANEOUS EQUIPMENT		428.13
CLINIC EQUIPMENT		36,551.50
STAFF LOCKER MISCELLANEOUS EQUIPMENT		24,036.65
FITNESS CENTRE/SPA EQUIPMENT		386,494.98
LOGISTICS FOR OPERATOR FF&E		50,000.00
OFFE& PETTY CASH		5,500.00
SHELVINGS & CABINET		28,256.25
MATERIALS HANDLING		27,691.13
TRANSPORTATION		71,582.54
GENERAL MANAGER'S APARTMENT EQUIPMENT		6,600.00
ENGINEERING, ELV & ROLLS ROYCE TOOLS		-
TOTAL - OPERATOR FF&E	**USD**	**2,256,042.02**

Operator Supplies & Euipment

LINEN		
LINEN - GUESTROOM		589,240.01
LINEN - PUBLIC AREAS		2,945.71
LINEN - F&B		513,892.49
LINEN - SPA		103,820.15
LINEN - STAFF FACILITIES		6,216.38
	USD	**1,216,114.74**
CHINAWARES		
CHINAWARES - THE LOBBY		143,731.03
CHINAWARES - OUTDOOR TERRACE		103,199.77
CHINAWARES - SPECIALY RESTAURANT		107,848.01
CHINAWARES - BANQUET & OUTDOOR MARQUEE		338,049.50
CHINAWARES - THE BAR		12,048.47
CHINAWARES - POOL BAR		8,322.41
CHINAWARES - ROOM SERVICE		43,929.05
CHINAWARES - GUEST ROOM		29,616.25
CHINAWARES - OTHERS		-
	USD	**786,744.49**
GLASSWARES		
GLASSWARES - THE LOBBY		22,440.40
GLASSWARES - OUTDOOR TERRACE		11,729.81
GLASSWARES - BANQUET & OUTDOOR MARQUEE		55,903.46
GLASSWARES - THE BAR		9,473.34
GLASSWARES - SPECIALITY RESTAURANT		15,189.66
GLASSWARES - POOL BAR		3,003.15
GLASSWARES - ROOM SERVICE		8,835.84
GLASSWARES - GUEST ROOM		17,580.31
	USD	**144,155.97**
SILVERWARES		
SILVER FLATWARES - THE LOBBY		46,065.56
SILVER FLATWARES - OUTDOOR TERRACE		28,442.53
SILVER FLATWARES - BANQUET & OUTDOOR MARQEE		57,869.50
SILVER FLATWARES - THE BAR		1,257.52
SILVER FLATWARES - SPECIALY RESTAURANT		23,466.31
SILVER FLATWARES - POOL BAR		2,533.27
SILVER FLATWARES - ROOM SERVICE		15,086.28
SILVER FLATWARES - GUEST ROOM		10,755.27
SILVER FLATWARES - OTHERS		-
SILVER HOLLOWARES - THE LOBBY		141,884.18
SILVER HOLLOWARES - OUTDOOR TERRACE		107,755.60
SILVER HOLLOWARES - BANQUET & OUTDOOR MARQEE		239,624.68
SILVER HOLLOWARES - THE BAR		9,645.04
SILVER HOLLOWARES - SPECIALY RESTAURANT		54,152.46
SILVER HOLLOWARES - POOL BAR		9,374.73
SILVER HOLLOWARES - ROOM SERVICE		89,776.62
SILVER HOLLOWARES - GUEST ROOM		90,795.25
SILVER HOLLOWARES - OTHERS		-
	USD	**928,484.80**

MAIN BAR, STEWARDING, GLASS RACK & KITCHEN UTENSILS		
MAIN BAR		**11,000.00**
STEWARDING		**11,000.00**
GLASS RACK		**16,500.00**
KITCHEN UTENSILS		**198,000.00**
	USD	**236,500.00**
STAFF DINNING ROOM & OTHER SMALL WARES		
STAFF DINNING ROOM - CHINAWARES		11,000.00
STAFF DINNING ROOM - FLATWARES		5,500.00
	USD	**16,500.00**
ENGINEERING, ELV & ROLLS ROYCE TOOLS		
ENGINEERING & ELV TOOLS		27,500.00
ROLL ROYCE TOOLS		11,000.00
	USD	**38,500.00**
UNIFORMS		
UNIFORMS	**USD**	**385,000.00**
TOTAL - OPERATING SUPPLIES & EQUIPMENT	**USD**	**3,752,000.00**
GRAND TOTAL	**USD**	**7,509,042.02**

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
TELEVISIONS & TV BRACKETS				
Guestroom Television				
55" 3D TV	Ea	50	2,660.46	133,023.16
55" 3D TV	Ea	18	2,660.46	47,888.34
55" 3D TV	Ea	4	2,660.46	10,641.85
55" 3D TV	Ea	4	2,660.46	10,641.85
55" 3D TV	Ea	5	2,660.46	13,302.32
55" 3D TV	Ea	6	2,660.46	15,962.78
55" 3D TV	Ea	1	2,660.46	2,660.46
55" 3D TV	Ea	1	2,660.46	2,660.46
55" 3D TV	Ea	13	2,660.46	34,586.02
		102		
55" 3D TV	Ea	4	2,660.46	10,641.85
55" 3D TV	Ea	5	2,660.46	13,302.32
55" 3D TV	Ea	2	2,660.46	5,320.93
55" 3D TV	Ea	1	2,660.46	2,660.46
55" 3D TV	Ea	7	2,660.46	18,623.24
		19		-
Sub Total - Guestroom Television				**321,916.04**
Guest Bathroom Television				
22" TV	Ea	50	490.06	24,502.88
22" TV	Ea	18	490.06	8,821.04
22" TV	Ea	4	490.06	1,960.23
22" TV	Ea	4	490.06	1,960.23
22" TV	Ea	5	490.06	2,450.29
22" TV	Ea	6	490.06	2,940.35
22" TV	Ea	1	490.06	490.06

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
22" TV	Ea	13	490.06	6,370.75
		101		
Sub Total - Guest Bathroom Television				**49,495.81**
Other Front of House Television				
46" 3D TV	Ea	1	2,499.74	2,499.74
55" 3D TV	Ea	1	3,471.75	3,471.75
Sub Total - Other Front of House Television		2		**5,971.49**
Back of House Television				
46" TV	Ea	1	1,734.93	1,734.93
46" TV	Ea	1	1,734.93	1,734.93
46" TV	Ea	2	1,734.93	3,469.87
46" 3D TV	Ea	1	2,499.74	2,499.74
46" 3D TV	Ea	1	2,499.74	2,499.74
40" TV	Ea	1	1,243.18	1,243.18
40" TV	Ea	1	1,243.18	1,243.18
46" TV	Ea	1	1,734.93	1,734.93
55" TV	Ea	1	3,471.75	3,471.75
22" TV	Ea	1	490.06	490.06
40" TV	Ea	1	1,243.18	1,243.18
Sub Total - Back of House Television		12		**21,36[illegible]9**
Guestroom 3D Glasses				
3D Glasses	Ea	122	60.28	7,354.16
3D Glasses Case	Ea	132	43.80	5,781.23
Sub Total - Guestroom 3D Glasses				**13,135.39**
Total - Televisions (including Delivery, Installation				**411,884.22**
Guestroom TV Bracket				
Fixed TV Wall Mount for 55" TV	Ea	50	82.79	4,139.54
Fixed TV Wall Mount for 55" TV	Ea	18	82.79	1,490.23
Fixed TV Wall Mount for 55" TV	Ea	4	82.79	331.16
Fixed TV Wall Mount for 55" TV	Ea	4	82.79	331.16

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Fixed TV Wall Mount for 55" TV	Ea	5	82.79	413.95
Fixed TV Wall Mount for 55" TV	Ea	6	82.79	496.74
Fixed TV Wall Mount for 55" TV	Ea	1	82.79	82.79
Fixed TV Wall Mount for 55" TV	Ea	1	82.79	82.79
Fixed TV Wall Mount for 55" TV	Ea	13	82.79	1,076.28
		102		
Swivel TV Wall Mount for 55" TV	Ea	4	366.39	1,465.56
Swivel TV Wall Mount for 55" TV	Ea	5	366.39	1,831.95
Swivel TV Wall Mount for 55" TV	Ea	2	366.39	732.78
Swivel TV Wall Mount for 55" TV	Ea	1	366.39	366.39
Swivel TV Wall Mount for 55" TV	Ea	7	366.39	2,564.73
Freight Charge of Swivel TV Wall Mounts	Ea	1	2,000.00	2,000.00
		20		
Sub Total - Guestroom TV Bracket				**17,406.06**
Guest Bathroom TV Bracket				
Fixed TV Wall Mount for 22" TV	Ea	50	34.10	1,704.79
Fixed TV Wall Mount for 22" TV	Ea	18	34.10	613.73
Fixed TV Wall Mount for 22" TV	Ea	4	34.10	136.38
Fixed TV Wall Mount for 22" TV	Ea	4	34.10	136.38
Fixed TV Wall Mount for 22" TV	Ea	5	34.10	170.48
Fixed TV Wall Mount for 22" TV	Ea	6	34.10	204.58
Fixed TV Wall Mount for 22" TV	Ea	1	34.10	34.10
Fixed TV Wall Mount for 22" TV - Spares	Ea	13	34.10	443.25
		101		
Sub Total - Guest Bathroom TV Bracket				**3,443.68**
Front & Back of House TV Brackets				
Fixed TV Wall Mount for 46" & 55" TV	Ea	2	56.32	112.65
Fixed TV Wall Mount for 46" TV	Ea	1	56.32	56.32
Fixed TV Wall Mount for 40" TV	Ea	2	56.32	112.65

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Tilt TV Wall Mount for 46" TV	Ea	2	136.57	273.14
Swivel TV Wall Mount for 55"" TV	Ea	2	366.39	732.78
Swivel TV Wall Mount for 55"" TV	Ea	1	366.39	366.39
Fixed TV Wall Mount for 46" TV	Ea	1	56.32	56.32
Fixed TV Wall Mount for 22" TV	Ea	1	34.10	34.10
Swivel TV Wall Mount for 40" TV	Ea	1	366.39	366.39
Sub Total - Front & Back of House TV Brackets				**2,110.74**
Total - TV Brackets				**22,960.49**
Sub Total				**434,84**
VAT				
TOTAL - TELEVISIONS & TV BRACKETS				**434,844.71**
GUESTROOM SOUNDBAR AUDIO SYSTEM				
Soundbar	Ea	50	1,581.48	79,074.17
Soundbar	Ea	18	1,581.48	28,466.70
Soundbar	Ea	4	1,581.48	6,325.93
Soundbar	Ea	4	1,581.48	6,325.93
Soundbar	Ea	4	1,581.48	6,325.93
Soundbar	Ea	5	1,581.48	7,907.42
	Ea	5	1,581.48	7,907.42
Soundbar	Ea	2	1,581.48	3,162.97
Soundbar	Ea	6	1,581.48	9,488.90
Soundbar	Ea	1	1,581.48	1,581.48
Soundbar	Ea	1	1,581.48	1,581.48
Soundbar	Ea	1	1,581.48	1,581.48
Soundbar	Ea	2	1,581.48	3,162.97
Soundbar	Ea	15	1,581.48	23,722.25
Sub Total				**186,615.05**
VAT				
TOTAL - GUESTROOM SOUNDBAR AUDIO		**118**		**186,615.05**

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
BLU-RAY PLAYER				
Guestroom Blu-ray Player				
Blu-ray Player	Ea	50	466.98	23,349.08
Blu-ray Player	Ea	18	466.98	8,405.67
Blu-ray Player	Ea	4	466.98	1,867.93
Blu-ray Player	Ea	4	466.98	1,867.93
Blu-ray Player	Ea	4	466.98	1,867.93
Blu-ray Player	Ea	5	466.98	2,334.91
Blu-ray Player	Ea	5	466.98	2,334.91
Blu-ray Player	Ea	2	466.98	933.96
Blu-ray Player	Ea	6	466.98	2,801.89
Blu-ray Player	Ea	1	466.98	466.98
Blu-ray Player	Ea	1	466.98	466.98
Blu-ray Player	Ea	1	466.98	466.98
Blu-ray Player	Ea	2	466.98	933.96
Blu-ray Player	Ea	15	466.98	7,004.72
Sub Total - Guestroom Blu-ray Player		**118**		**55,103.83**
Blu-ray Player	Ea	1	466.98	466.98
Blu-ray Player	Ea	1	466.98	466.98
Blu-ray Player	Ea	2	466.98	933.96
Blu-ray Player	Ea	2	466.98	933.96
Sub Total - Front & Back of House Blu-ray Player		**6**		**2,801.89**
Sub Total				**57,905.72**
VAT				
TOTAL - BLU-RAY PLAYER				**57,905.72**

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
GUESTROOM ALL-IN-ONE FAX/PRINTER/SCANNER/COPIER				
All-in-one Fax/Printer/Scanner/Copier	Ea	50	282.56	14,128.13
All-in-one Fax/Printer/Scanner/Copier	Ea	18	282.56	5,086.13
All-in-one Fax/Printer/Scanner/Copier	Ea	4	282.56	1,130.25
All-in-one Fax/Printer/Scanner/Copier	Ea	4	282.56	1,130.25
All-in-one Fax/Printer/Scanner/Copier	Ea	5	282.56	1,412.81
All-in-one Fax/Printer/Scanner/Copier	Ea	6	282.56	1,695.38
All-in-one Fax/Printer/Scanner/Copier - Spares	Ea	1	282.56	282.56
All-in-one Fax/Printer/Scanner/Copier - Spares	Ea	2	282.56	565.13
All-in-one Fax/Printer/Scanner/Copier - Spares	Ea	6	282.56	1,695.38
Standard Ink Jet Cartridge	Ea	101	82.86	8,368.84
In House Service	Ea	94	22.61	2,124.87
On Site Service	Ea	94	71.68	6,737.61
Freight	Ea	104	9.42	979.55
Sub Total				**45,336.87**
VAT				
TOTAL - GUESTROOM ALL-IN-ONE		**96**		**45,336.87**
GUESTROOM ADAPTERS & CABLE				
USB - Network/Data Port Connection Retractable Cable (Two in One)	Ea	50	27.88	1,393.98
USB - Network/Data Port Connection Retractable Cable (Two in One)	Ea	18	27.88	501.83
USB - Network/Data Port Connection Retractable Cable (Two in One)	Ea	4	27.88	111.52
USB - Network/Data Port Connection Retractable Cable (Two in One)	Ea	4	27.88	111.52
USB - Network/Data Port Connection Retractable Cable (Two in One)	Ea	5	27.88	139.40
USB - Network/Data Port Connection Retractable Cable (Two in One)	Ea	6	27.88	167.28
USB - Network/Data Port Connection Retractable Cable (Two in One)	Ea	1	27.88	27.88

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
USB - Network/Data Port Connection Retractable Cable (Two in One)	Ea	2	27.88	55.76
USB - Network/Data Port Connection Retractable Cable (Two in One)	Ea	33	27.88	920.02
		123		
iPhone 5 Adapter with Bag	Ea	30	37.68	1,130.25
		30		
iPad Extension Cable	Ea	50	37.68	1,883.75
iPad Extension Cable	Ea	18	37.68	678.15
iPad Extension Cable	Ea	4	37.68	150.70
iPad Extension Cable	Ea	4	37.68	150.70
iPad Extension Cable	Ea	4	37.68	150.70
iPad Extension Cable	Ea	5	37.68	188.38
iPad Extension Cable	Ea	5	37.68	188.38
iPad Extension Cable	Ea	2	37.68	75.35
iPad Extension Cable	Ea	6	37.68	226.05
iPad Extension Cable	Ea	1	37.68	37.68
iPad Extension Cable	Ea	1	37.68	37.68
iPad Extension Cable	Ea	1	37.68	37.68
iPad Extension Cable	Ea	2	37.68	75.35
iPad Extension Cable	Ea	35	37.68	1,318.63
		138		
iPad Extension Cable Bag	Ea	50	18.84	941.88
iPad Extension Cable Bag	Ea	18	18.84	339.08
iPad Extension Cable Bag	Ea	4	18.84	75.35
iPad Extension Cable Bag	Ea	4	18.84	75.35
iPad Extension Cable Bag	Ea	5	18.84	94.19
iPad Extension Cable Bag	Ea	6	18.84	113.03
iPad Extension Cable Bag	Ea	1	18.84	18.84

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
iPad Extension Cable Bag	Ea	2	18.84	37.68
iPad Extension Cable Bag	Ea	33	18.84	621.64
		123		
Samsung Galaxy Tab Extension Cable	Ea	12	28.26	339.08
Samsung Galaxy Tab Extension Cable Bag	Ea	12	28.26	339.08
		24		
International Adaptor	Ea	100	9.42	941.88
International Adaptor	Ea	36	9.42	339.08
International Adaptor	Ea	8	9.42	75.35
International Adaptor	Ea	12	9.42	113.03
International Adaptor	Ea	8	9.42	75.35
International Adaptor	Ea	15	9.42	141.28
International Adaptor	Ea	15	9.42	141.28
International Adaptor	Ea	18	9.42	169.54
International Adaptor	Ea	18	9.42	169.54
International Adaptor	Ea	5	9.42	47.09
International Adaptor	Ea	5	9.42	47.09
International Adaptor	Ea	5	9.42	47.09
International Adaptor	Ea	5	9.42	47.09
International Adaptor	Ea	43	9.42	405.01
		293		
Sub Total				**15,513.43**
VAT				
TOTAL - GUESTROOM ADAPTERS & CABLE				**15,513.43**
MISCELLANEOUS AV EQUIPMENT				
Sony Playstation	Ea	1	941.88	941.88
PS 5 Games	Ea	5	94.19	470.94
Wii Nintendo Player	Ea	1	659.31	659.31
Wii Nintendo Games	Ea	5	94.19	470.94
Microsoft X-Box	Ea	1	659.31	659.31
Microsoft X-Box Games	Ea	5	94.19	470.94
Music System	Ea	1	1,507.00	1,507.00
Connect Kit	Ea	1	188.38	188.38
Baby Grand Piano	Ea	2	27,019.72	54,039.44

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Baby Grand Piano Bench	Ea	2	551.28	1,102.56
Baby Grand Piano	Ea	1	41,573.36	41,573.36
Drum Set	Ea	1	3,017.33	3,017.33
Music Stand	Ea	5	376.75	1,883.75
Old Style Microphone	Ea	3	941.88	2,825.63
Microphone Stand	Ea	3	565.13	1,695.38
Piano & Drum Set Delivery, Installation & Tuning	Ea	1	1,511.41	1,511.41
Miscellaneous		1		-
Sub Total				**113,017.54**
VAT				
TOTAL - MISCELLANEOUS AV EQUIPMENT				**113,017.54**
BOH AV EQUIPMENT				
Mobile TV Trolley	Ea	2	1,220.95	2,441.91
Lockable Drawer Cabinet for Mobile TV Trolley	Ea	2	327.77	655.55
TV Bracket for Mobile TV Trolley	Ea	2	155.69	311.38
Portable Projector Screen	Ea	2	376.75	753.50
Portable Projector Screen	Ea	1	376.75	376.75
Digital Projector	Ea	2	2,825.63	5,651.25
Digital Projector	Ea	1	2,825.63	2,825.63
Portable DVD/CD Player	Ea	1	565.13	565.13
Miscellaneous		1		-
Sub Total				**13,581.08**
VAT				
TOTAL - BOH AV EQUIPMENT				**13,581.08**
Large Safe Deposit Box	Ea	50	480.36	24,017.81
Large Safe Deposit Box	Ea	18	480.36	8,646.41
Large Safe Deposit Box	Ea	4	480.36	1,921.43
Large Safe Deposit Box	Ea	4	480.36	1,921.43
Large Safe Deposit Box	Ea	5	480.36	2,401.78
Large Safe Deposit Box	Ea	6	480.36	2,882.14
Large Safe Deposit Box	Ea	1	480.36	480.36

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Large Safe Deposit Box	Ea	1	480.36	480.36
Large Safe Deposit Box	Ea	13	480.36	6,244.63
Safelink Kit	Ea	2	1,646.40	3,292.80
Training Service	Ea	2	-	-
Freight Charge	Ea	106	18.84	1,996.78
Stitched Leather Base for Elsafe XD-70	Ea	127	54.44	6,913.93
Sub Total - Guestroom Safe		**102**		**61,199.84**
Spa & Back of House Safe				
Large Safe Deposit Box	Ea	1	480.36	480.36
Large Safe Deposit Box	Ea	1	480.36	48[illegible]6
Large Safe Deposit Box	Ea	1	480.36	480.36
Large Safe Deposit Box	Ea	1	480.36	480.36
Large Safe Deposit Box	Ea	1	480.36	480.36
Freight Charge	Ea	5	18.84	94.19
Large Safe Deposit Box	Ea	1	480.36	480.36
Freight Charge	Ea	1	18.84	18.84
Large Safe Deposit Box	Ea	1	480.36	480.36
Freight Charge	Ea	1	18.84	18.84
Drawer Safe	Ea	4	307.05	1,228.21
Freight Charge for Drawer Safe	Ea	1	395.59	395.59
Stitched Leather Base for Drawer Safe	Ea	6	54.44	326.64
Sub Total - Spa & Back of House Elsafe				**5,444.79**
Sub Total				**66,644.63**
VAT				
TOTAL - GUESTROOM, SPA & BOH SAFE				**66,644.63**
MINI BAR				
Guestroom Mini Bar				
Mini Bar	Ea	50	600.46	30,023.21
Mini Bar	Ea	18	600.46	10,808.35
Mini Bar	Ea	4	600.46	2,401.86

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Mini Bar	Ea	4	600.46	2,401.86
Mini Bar	Ea	4	600.46	2,401.86
Mini Bar	Ea	5	600.46	3,002.32
Mini Bar	Ea	5	600.46	3,002.32
Mini Bar	Ea	2	600.46	1,200.93
Mini Bar	Ea	6	600.46	3,602.78
Mini Bar	Ea	1	600.46	600.46
Mini Bar	Ea	1	600.46	600.46
Mini Bar	Ea	1	600.46	600.46
Mini Bar	Ea	2	600.46	1,200.93
Mini Bar	Ea	15	600.46	9,006.96
		118		
Remote Control	Ea	2	-	-
Sliding Hinge	Ea	117	24.49	2,865.18
Delivery of Dometic Mini Bars	Ea	1	5,896.62	5,896.62
Sub Total - Guestroom Mini Bar		**118**		**79,616.57**
Spa & Back of House Mini Bar				
Mini bar	Ea	1	600.46	600.46
Mini Bar	Ea	1	600.46	600.46
Mini Bar	Ea	2	600.46	1,200.93
Mini Bar	Ea	2	600.46	1,200.93
Mini Bar	Ea	2	600.46	1,200.93
Mini Bar	Ea	1	600.46	600.46
Sliding Hinge for Mini Bar	Ea	2	24.49	48.98
Sliding Hinge for Mini Bar	Ea	2	24.49	48.98
Sliding Hinge for Mini Bar	Ea	2	24.49	48.98

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Sliding Hinge for Mini Bar	Ea	2	24.49	48.98
Cold Cabinet for Towels	Ea	1	600.46	600.46
Cold Cabinet for Towels	Ea	1	600.46	600.46
Sub Total - Spa & Back of House Mini Bar				**6,801.02**
Sub Total				**86,417.59**
VAT				
TOTAL - MINI BAR				**86,417.59**
COFFEE MACHINE				
Coffee Machine	Ea	50	784.58	39,229.09
Coffee Machine	Ea	18	784.58	14,122.47
Coffee Machine	Ea	4	784.58	3,138.33
Coffee Machine	Ea	4	784.58	3,138.33
Coffee Machine	Ea	5	784.58	3,922.91
Coffee Machine	Ea	6	784.58	4,707.49
Coffee Machine	Ea	1	784.58	784.58
Coffee Machine	Ea	1	784.58	784.58
Coffee Machine	Ea	12	784.58	9,414.98
Coffee Machine	Ea	1	784.58	784.58
Coffee Machine	Ea	1	-	-
Sub Total				**80,027.35**
VAT				
TOTAL - COFFEE MACHINE		**102**		**80,027.35**
COSMETIC MIRROR				
Free Standing Cosmetic Mirror				
Freestanding Cosmetic Mirror with LED Lighting	Ea	50	565.13	28,256.25
Freestanding Cosmetic Mirror with LED Lighting	Ea	18	565.13	10,172.25
Freestanding Cosmetic Mirror with LED Lighting	Ea	4	565.13	2,260.50

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Freestanding Cosmetic Mirror with LED Lighting	Ea	4	565.13	2,260.50
Freestanding Cosmetic Mirror with LED Lighting	Ea	5	565.13	2,825.63
Freestanding Cosmetic Mirror with LED Lighting	Ea	6	565.13	3,390.75
Freestanding Cosmetic Mirror with LED Lighting	Ea	2	565.13	1,130.25
Freestanding Cosmetic Mirror with LED Lighting	Ea	13	565.13	7,346.63
Freestanding Cosmetic Mirror with LED Lighting	Ea	1	565.13	565.13
Sub Total - Free Standing Cosmetic Mirror		**103**		**58,207.88**
Wall Mount Cosmetic Mirror				
Wall Mount Illuminated Bathroom LED Cosmetic Mirror	Ea	50	489.78	24,488.75
Wall Mount Illuminated Bathroom LED Cosmetic Mirror	Ea	18	489.78	8,815.95
Wall Mount Illuminated Bathroom LED Cosmetic Mirror	Ea	4	489.78	1,959.10
Wall Mount Illuminated Bathroom LED Cosmetic Mirror	Ea	8	489.78	3,918.20
Wall Mount Illuminated Bathroom LED Cosmetic Mirror	Ea	10	489.78	4,897.75
Wall Mount Illuminated Bathroom LED Cosmetic Mirror	Ea	12	489.78	5,877.30
Wall Mount Illuminated Bathroom LED Cosmetic Mirror	Ea	2	489.78	979.55
Wall Mount Illuminated Bathroom LED Cosmetic Mirror	Ea	12	489.78	5,877.30
Wall Mount Illuminated Bathroom LED Cosmetic Mirror	Ea	4	489.78	1,959.10
Sub Total - Wall Mount Cosmetic Mirror		**120**		**58,773.00**
Sub Total				**116,980.88**
VAT				
TOTAL - COSMETIC MIRROR				**116,980.88**
SUITE ACCESSORIES				
Wine Bar	Ea	1	666.15	666.15
Sub Total				**666.15**
VAT				
TOTAL - SUITE ACCESSORIES				**666.15**

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
SECURITY EQUIPMENT				
Walkthrough Metal Detector	Ea	3	5,632.41	16,897.24
Handheld Metal Detector	Ea	5	244.89	1,224.44
Underneath Vehicle Search Mirror	Ea	5	188.38	941.88
Handheld Explosives Detector	Ea	2	5,651.25	11,302.50
X-ray Equipment for Mail, Parcels & Luggage	Ea	2	38,754.39	77,508.78
Exit Free Rollers Tables for X-ray System	Ea	2	1,491.93	2,983.86
X-ray Equipment for Mail, Parcels & Luggage	Ea	1	47,295.31	47,295.31
Input and Output Free Rollers Tables for X-ray System	Ea	2	1,491.93	2,983.86
Single delivery by carrier for all equipment	Ea	1	2,539.30	2,53[illegible]0
Installation, starting-up and operator training	Ea	1	7,625.42	7,625.42
Traffic Cones	Ea	12	47.09	565.13
Barrier System	Ea	50	65.93	3,296.56
Miscellaneous	Ea	1	(188.14)	(188.14)
Sub Total				**174,976.12**
VAT				
TOTAL - SECURITY EQUIPMENT				**174,976.12**
WAREHOUSING & LOGISTICS				
Warehousing & Logistics - OS&E	Ea	1	94,187.50	94,187.50
Sub Total				**94,187.50**
VAT				
TOTAL - WAREHOUSING & LOGISTICS				**94,18[illegible]0**
PETTY CASH				
Blender	Ea	1	376.75	376.75
Toaster	Ea	1	376.75	376.75
Hot Water Kettle	Ea	1	188.38	188.38
Other books/magazines	Ea	50	188.38	9,418.75
Reading Glasses	Ea	6	37.68	226.05
Reading Glasses Case	Ea	1	150.70	150.70
Various Misc. Items from Ikea	Ea	1	941.88	941.88
Training Massage Bed	Ea	5	310.82	1,554.09
Spatulas & Face Masks	Ea	1	1.88	1.88
Electrical Adaptors	Ea	2	9.42	18.84
Plastic Containers for Washing Stones	Ea	10	3.77	37.68

Operator Special Systems Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Mirrors on a stand	Ea	5	18.84	94.19
Measures/Cups	Ea	5	18.84	94.19
Spatula Container	Ea	5	18.84	94.19
Rubbish Bin	Ea	3	37.68	113.03
Product Trolley for Spa Training	Ea	5	113.03	565.13
Miscellaneous Items	Ea	1	845.96	845.96
Others		1		0.00
				-813.03
Sub Total				**14,285.38**
VAT				
TOTAL - PETTY CASH				**14,285.38**

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
JEWELLERY TRAY				
Guestroom Jewellery Tray				
Jewellery Tray @ Safe	Ea	50	48.04	2,401.78
Jewellery Tray @ Safe	Ea	18	48.04	864.64
Jewellery Tray @ Safe	Ea	4	48.04	192.14
Jewellery Tray @ Safe	Ea	4	48.04	192.14
Jewellery Tray @ Safe	Ea	5	48.04	240.18
Jewellery Tray @ Safe	Ea	6	48.04	288.21
Jewellery Tray @ Safe	Ea	1	48.04	48.04
Jewellery Tray @ Safe	Ea	2	48.04	96.07
Jewellery Tray @ Safe - Spares	Ea	23	48.04	1,104.82
		113		
Large Jewellery Tray @ Dressing Table of Suites	Ea	4	51.61	206.46
Large Jewellery Tray @ Dressing Table of Suites	Ea	5	51.61	258.07
Large Jewellery Tray @ Dressing Table of Suites	Ea	2	51.61	103.23
Large Jewellery Tray @ Dressing Table of Suites	Ea	1	51.61	51.61
Large Jewellery Tray @ Dressing Table of Suites - Spares	Ea	12	51.61	619.38
		24		
Sub Total - Guestroom Jewellery Tray				**6,666.78**
Spa Jewellery Tray				
Jewellery Tray at Locker	Ea	10	48.04	480.36
Jewellery Tray at Locker (Spares)	Ea	6	48.04	288.21
Jewellery Tray at Locker	Ea	10	48.04	480.36
Jewellery Tray at Safe	Ea	4	48.04	192.14
Sub Total - Spa Jewellery Tray				**1,441.07**
Sub Total				**8,107.85**
VAT				
TOTAL - JEWELLERY TRAY				**8,107.85**

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
MATTRESS & BED BASE				
Super King Mattress	Ea	50	894.78	44,739.06
Twin Mattress	Ea	36	574.54	20,683.58
Twin Mattress	Ea	8	574.54	4,596.35
Super King Mattress	Ea	4	894.78	3,579.13
Super King Mattress	Ea	5	894.78	4,473.91
Super King Mattress	Ea	6	894.78	5,368.69
Hollywood King Mattress	Ea	1	1,036.06	1,036.06
		110		
Super King Bed Base	Ea	50	696.99	34,849.38
Bed Base - Double	Ea	36	357.91	12,884.85
Hollywood King Bed Base Convertible to Twin	Ea	8	357.91	2,863.30
Super King Bed Base	Ea	4	696.99	2,787.95
Super King Bed Base	Ea	5	696.99	3,484.94
Super King Bed Base	Ea	6	696.99	4,181.93
Bed Base - Hollywood King	Ea	1	715.83	715.83
		110		
Freight & Installation of Beds	Ea	1	8,420.36	8,420.36
Hollywood King Linking Pad (for T=CHK)	Ea	4	242.63	970.51
		4		
Stow Away Bed - Frame, Mattress & Dust Cover	Ea	8	1,010.31	8,082.49
Delivery for Stow Away Beds	Ea	1	565.13	565.13
Sub Total				**164,283.41**
VAT				
TOTAL - MATTRESS & BOX SPRING				**164,283.41**
TIE RACK				
Tie Rack	Ea	50	23.64	1,182.05
Tie Rack	Ea	18	23.64	425.54
Tie Rack	Ea	4	23.64	94.56

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Tie Rack	Ea	4	23.64	94.56
Tie Rack	Ea	5	23.64	118.21
Tie Rack	Ea	6	23.64	141.85
Tie Rack	Ea	3	23.64	70.92
Tie Rack - Spares	Ea	18	23.64	425.54
Freight for Tie Racks	Ea	1	753.50	753.50
Sub Total				**3,306.73**
VAT				
TOTAL - TIE RACK		**108**		**3,306.73**
VALET STAND				
Valet Stand @ Suites	Ea	4	395.59	1,582.35
Valet Stand @ Suites	Ea	5	395.59	1,977.94
Valet Stand @ Suites	Ea	2	395.59	791.18
Valet Stand @ Suites	Ea	1	395.59	395.59
Valet Stand @ Suites - Spares	Ea	3	395.59	1,186.76
Sub Total				**5,933.81**
VAT				
TOTAL - VALET STAND		**15**		**5,933.81**
HAIR DRYER				
Hair Dryer @ Dresser	Ea	50	40.88	2,043.87
Hair Dryer @ Dresser	Ea	18	40.88	735.79
Hair Dryer @ Dresser	Ea	4	40.88	163.51
Hair Dryer @ Dresser	Ea	4	40.88	163.51
Hair Dryer @ Dresser	Ea	5	40.88	204.39
Hair Dryer @ Dresser	Ea	6	40.88	245.26
Hair Dryer @ Dresser	Ea	1	40.88	40.88
Hair Dryer - Spares	Ea	28	40.88	1,144.57
Hair Dryer	Ea	2	40.88	81.75
Hair Dryer	Ea	2	40.88	81.75

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Hair Dryer	Ea	4	40.88	163.51
Freight for Hair Dryers	Ea	1	1,883.75	1,883.75
		124		
Sub Total				**6,952.54**
VAT				
TOTAL - HAIR DRYER				**6,952.54**
BATHROOM PEDAL BIN				
Pedal Bin	Ea	88	16.77	1,475.35
Pedal Bin	Ea	14	16.77	234.72
Pedal Bin - Spares	Ea	10	16.77	167.65
Pedal Bin	Ea	4	16.77	67.06
Pedal Bin	Ea	3	16.77	50.30
Pedal Bin	Ea	2	16.77	33.53
Pedal Bin	Ea	3	16.77	50.30
Pedal Bin	Ea	1	16.77	16.77
Pedal Bin	Ea	15	16.77	251.48
		140		
Freight for Pedal Bin		1	1,318.63	1,318.63
Sub Total				**3,665.78**
VAT				
TOTAL - BATHROOM PEDAL BIN				**3,665.78**
LEATHER WASTEBASKET				
Vinyl Leather Wastebasket with Metal Liner	Ea	88	34.85	3,066.75
Vinyl Leather Wastebasket with Metal Liner	Ea	14	34.85	487.89
Vinyl Leather Wastebasket with Metal Liner	Ea	92	34.85	3,206.14
Vinyl Leather Wastebasket with Metal Liner - Spares	Ea	37	34.85	1,289.43
Freight for Vinyl Leather & Wooden Wastebaskets	Ea	1	1,883.75	1,883.71
Sub Total				**9,933.92**
VAT				
TOTAL - LEATHER WASTEBASKET		**231**		**9,933.92**
VINYL WOODEN WASTEBASKET				
Wooden Wastebasket with Metal Liner	Ea	100	38.62	3,861.69
Wooden Wastebasket with Metal Liner	Ea	36	38.62	1,390.21

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Wooden Wastebasket with Metal Liner	Ea	8	38.62	308.94
Wooden Wastebasket with Metal Liner	Ea	8	38.62	308.94
Wooden Wastebasket with Metal Liner	Ea	10	38.62	386.17
Wooden Wastebasket with Metal Liner	Ea	12	38.62	463.40
Wooden Wastebasket with Metal Liner	Ea	2	38.62	77.23
Wooden Wastebasket with Metal Liner - Spares	Ea	31	38.62	1,197.12
Sub Total				**7,993.69**
VAT				
TOTAL - VINYL WOODEN WASTEBASKET		**207**		**7,993.69**
LEATHER TISSUE BOX				
Leather Tissue Box	Ea	4	42.38	169.54
Leather Tissue Box	Ea	5	42.38	211.92
Leather Tissue Box	Ea	2	42.38	84.77
Leather Tissue Box	Ea	2	42.38	84.77
Leather Tissue Box - Spares	Ea	22	42.38	932.46
Sub Total				**1,483.45**
VAT				
TOTAL - LEATHER TISSUE BOX		**35**		**1,483.45**
MOTHER OF PEARL & LACQUER WOODEN TISSUE BOX				
Lacquer Wooden Tissue Box	Ea	100	65.93	6,593.13
Lacquer Wooden Tissue Box	Ea	36	65.93	2,373.53
Lacquer Wooden Tissue Box	Ea	8	65.93	527.45
Lacquer Wooden Tissue Box	Ea	8	65.93	527.45
Lacquer Wooden Tissue Box	Ea	10	65.93	659.31
Lacquer Wooden Tissue Box	Ea	12	65.93	791.18
Lacquer Wooden Tissue Box	Ea	2	65.93	131.86
Lacquer Wooden Tissue Box	Ea	26	65.93	1,714.21
Shipping & Tax		1		-
Sub Total				**13,318.11**
VAT				
TOTAL - LACQUER WOODEN TISSUE BOX		**202**		**13,318.11**

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
MAGAZINE STAND				
Magazine Stand	Ea	50	77.05	3,852.27
Magazine Stand	Ea	18	77.05	1,386.82
Magazine Stand	Ea	4	77.05	308.18
Magazine Stand	Ea	4	77.05	308.18
Magazine Stand	Ea	5	77.05	385.23
Magazine Stand	Ea	6	77.05	462.27
Magazine Stand	Ea	1	77.05	77.05
Magazine Stand	Ea	1	77.05	77.05
Magazine Stand	Ea	1	77.05	77.05
Magazine Stand	Ea	18	77.05	1,386.82
Sub Total				**8,320.90**
VAT				
TOTAL - MAGAZINE STAND		**108**		**8,320.90**
BATHROOM WEIGHING SCALE				
Bathroom Weighing Scale	Ea	50	19.78	988.97
Bathroom Weighing Scale	Ea	18	19.78	356.03
Bathroom Weighing Scale	Ea	4	19.78	79.12
Bathroom Weighing Scale	Ea	4	19.78	79.12
Bathroom Weighing Scale	Ea	5	19.78	98.90
Bathroom Weighing Scale	Ea	6	19.78	118.68
Bathroom Weighing Scale	Ea	1	19.78	19.78
Bathroom Weighing Scale	Ea	18	19.78	356.03
Freight for Bathroom Weighing Scales	Ea	1	941.88	941.88
Sub Total				**3,038.49**
VAT				
TOTAL - BATHROOM WEIGHING SCALE		**106**		**3,038.49**
LEATHER SHOE HORN				
Leather Shoe Horn	Ea	50	16.77	838.27
Leather Shoe Horn	Ea	18	16.77	301.78
Leather Shoe Horn	Ea	4	16.77	67.06
Leather Shoe Horn	Ea	4	16.77	67.06
Leather Shoe Horn	Ea	5	16.77	83.83

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Leather Shoe Horn	Ea	6	16.77	100.59
Leather Shoe Horn	Ea	1	16.77	16.77
Leather Shoe Horn	Ea	23	16.77	385.60
Leather Shoe Horn	Ea	1	16.77	16.77
Leather Shoe Horn	Ea	1	16.77	16.77
Leather Shoe Horn	Ea	1	16.77	16.77
Sub Total				**1,911.25**
VAT				
TOTAL - LEATHER SHOE HORN		**114**		**1,911.25**
LEATHER COAT BRUSH				
Leather Coat Brush	Ea	50	19.78	988.97
Leather Coat Brush	Ea	18	19.78	356.03
Leather Coat Brush	Ea	4	19.78	79.12
Leather Coat Brush	Ea	4	19.78	79.12
Leather Coat Brush	Ea	5	19.78	98.90
Leather Coat Brush	Ea	6	19.78	118.68
Leather Coat Brush	Ea	1	19.78	19.78
Leather Coat Brush	Ea	23	19.78	454.93
Leather Coat Brush	Ea	1	19.78	19.78
Leather Coat Brush	Ea	2	19.78	39.56
Leather Coat Brush	Ea	2	19.78	39.56
Sub Total				**2,294.41**
VAT				
TOTAL - LEATHER COAT BRUSH		**116**		**2,294.41**
LEATHER LAUNDRY FOLDER				
Leather Laundry Folder	Ea	50	55.57	2,778.53
Leather Laundry Folder	Ea	18	55.57	1,000.27
Leather Laundry Folder	Ea	4	55.57	222.28
Leather Laundry Folder	Ea	4	55.57	222.28
Leather Laundry Folder	Ea	5	55.57	277.85
Leather Laundry Folder	Ea	6	55.57	333.42

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Leather Laundry Folder	Ea	1	55.57	55.57
Leather Laundry Folder	Ea	23	55.57	1,278.12
Sub Total				**6,168.34**
VAT				
TOTAL - LEATHER LAUNDRY FOLDER		**111**		**6,168.34**
LEATHER TELEPHONE MESSAGE PAD HOLDER				
Leather Telephone Message Pad Holder	Ea	50	21.66	1,083.16
Leather Telephone Message Pad Holder	Ea	50	21.66	1,083.16
Leather Telephone Message Pad Holder	Ea	18	21.66	389.94
Leather Telephone Message Pad Holder	Ea	18	21.66	389.94
Leather Telephone Message Pad Holder	Ea	8	21.66	173.31
Leather Telephone Message Pad Holder	Ea	8	21.66	173.31
Leather Telephone Message Pad Holder	Ea	4	21.66	86.65
Leather Telephone Message Pad Holder	Ea	4	21.66	86.65
Leather Telephone Message Pad Holder	Ea	4	21.66	86.65
Leather Telephone Message Pad Holder	Ea	10	21.66	216.63
Leather Telephone Message Pad Holder	Ea	5	21.66	108.32
Leather Telephone Message Pad Holder	Ea	5	21.66	108.32
Leather Telephone Message Pad Holder	Ea	2	21.66	43.33
Leather Telephone Message Pad Holder	Ea	12	21.66	259.96
Leather Telephone Message Pad Holder	Ea	12	21.66	259.96
Leather Telephone Message Pad Holder	Ea	1	21.66	21.66
Leather Telephone Message Pad Holder	Ea	1	21.66	21.66
Leather Telephone Message Pad Holder	Ea	2	21.66	43.33
Leather Telephone Message Pad Holder	Ea	2	21.66	43.33
Leather Telephone Message Pad Holder	Ea	1	21.66	21.66
Leather Telephone Message Pad Holder - Spares	Ea	37	21.66	801.54
		254		

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
House Phone Note Pad Holders - Guest Floor Lift Landing	Ea	4	56.51	226.05
House Phone Note Pad Holders - F&B Outlets	Ea	4	56.51	226.05
House Phone Note Pad Holders - Public Areas	Ea	4	56.51	226.05
Shipping & Tax		1		-
Sub Total				**6,180.58**
VAT				
TOTAL - LEATHER TELEPHONE MESSAGE PAD				**6,180.58**
LEATHER GUEST SERVICES DIRECTORY BINDER				
Leather Guest Services Directory Binder	Ea	100	61.98	6,197.54
Sub Total				**6,197.54**
VAT				
TOTAL - LEATHER GUEST SERVICES DIRECTORY		**100**		**6,197.54**
LEATHER WRITING DESK BLOTTER				
Leather Writing Desk Blotter - for 700mmD Desk	Ea	88	188.38	16,577.00
Leather Writing Desk Blotter - for 700mmD Desk - Spares	Ea	7	188.38	1,318.63
Sub Total				**17,895.63**
VAT				
TOTAL - LEATHER WRITING DESK BLOTTER		**95**		**17,895.63**
LEATHER STATIONERY BOX				
Leather Stationery Box	Ea	4	60.09	240.37
Leather Stationery Box	Ea	5	60.09	300.46
Leather Stationery Box	Ea	2	60.09	120.18
Leather Stationery Box	Ea	1	60.09	60.09
Leather Stationery Box - Spares	Ea	7	60.09	420.64
Importation Tax & Custom Duties for All Leather Goods from Union	Ea	1	7,535.00	7,535.00
Sub Total				**8,676.74**
VAT				
TOTAL - LEATHER STATIONERY BOX		**19**		**8,676.74**
ACRYLIC CABLE TRAY				
Acrylic Cable Tray	Ea	50	37.68	1,883.75
Acrylic Cable Tray	Ea	18	37.68	678.15

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Acrylic Cable Tray	Ea	4	37.68	150.70
Acrylic Cable Tray	Ea	4	37.68	150.70
Acrylic Cable Tray	Ea	5	37.68	188.38
Acrylic Cable Tray	Ea	6	37.68	226.05
Acrylic Cable Tray	Ea	1	37.68	37.68
Acrylic Cable Tray	Ea	23	37.68	866.53
Delivery Charge		1		-
Sub Total				**4,181.93**
VAT				
TOTAL - ACRYLIC CABLE TRAY		**111**		**4,181.93**
ACRYLIC STATIONERY TRAY				
Acrylic Stationery Tray	Ea	50	47.09	2,354.69
Acrylic Stationery Tray	Ea	18	47.09	847.69
Acrylic Stationery Tray	Ea	4	47.09	188.38
Acrylic Stationery Tray	Ea	4	47.09	188.38
Acrylic Stationery Tray	Ea	5	47.09	235.47
Acrylic Stationery Tray	Ea	6	47.09	282.56
Acrylic Stationery Tray	Ea	1	47.09	47.09
Acrylic Stationery Tray	Ea	23	47.09	1,083.16
Shipping & Tax		1		-
Sub Total				**5,227.41**
VAT				
TOTAL - ACRYLIC STATIONERY TRAY		**111**		**5,227.41**
ACRYLIC MINIBAR TRAY				
Acrylic Minibar Tray	Ea	50	65.93	3,296.56
Acrylic Minibar Tray	Ea	18	65.93	1,186.76
Acrylic Minibar Tray	Ea	4	65.93	263.73
Acrylic Minibar Tray	Ea	4	65.93	263.73
Acrylic Minibar Tray	Ea	5	65.93	329.66
Acrylic Minibar Tray	Ea	6	65.93	395.59
Acrylic Minibar Tray	Ea	1	65.93	65.93
Acrylic Minibar Tray	Ea	18	65.93	1,186.76
Shipping & Tax	Ea	1		-
Forced Saving				
Sub Total				**6,988.71**
VAT				
TOTAL - ACRYLIC MINIBAR TRAY		**106**		**6,988.71**

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
ACRYLIC COFFEE/TEA TRAY				
Acrylic Coffee/Tea Tray	Ea	50	75.35	3,767.50
Acrylic Coffee/Tea Tray	Ea	18	75.35	1,356.30
Acrylic Coffee/Tea Tray	Ea	4	75.35	301.40
Acrylic Coffee/Tea Tray	Ea	4	75.35	301.40
Acrylic Coffee/Tea Tray	Ea	5	75.35	376.75
Acrylic Coffee/Tea Tray	Ea	6	75.35	452.10
Acrylic Coffee/Tea Tray	Ea	1	75.35	75.35
Acrylic Coffee/Tea Tray	Ea	18	75.35	1,356.30
Shipping & Tax		1		-
Sub Total				**7,987.10**
VAT				
TOTAL - ACRYLIC COFFEE/TEA TRAY		**106**		**7,987.10**
BATHROOM LACQUER AMENITY TRAY				
Bathroom Lacquer with Mother of Pearl Amenity Tray	Ea	50	47.09	2,354.69
Bathroom Lacquer with Mother of Pearl Amenity Tray	Ea	18	47.09	847.69
Bathroom Lacquer with Mother of Pearl Amenity Tray	Ea	4	47.09	188.38
Bathroom Lacquer with Mother of Pearl Amenity Tray	Ea	4	47.09	188.38
Bathroom Lacquer with Mother of Pearl Amenity Tray	Ea	5	47.09	235.47
Bathroom Lacquer with Mother of Pearl Amenity Tray	Ea	6	47.09	282.56
Bathroom Lacquer with Mother of Pearl Amenity Tray	Ea	1	47.09	47.09
Bathroom Lacquer with Mother of Pearl Amenity Tray	Ea	18	47.09	847.69
Shipping & Tax		1		-
Sub Total				**4,991.94**
VAT				
TOTAL - BATHROOM LACQUER AMENITY TRAY		**106**		**4,991.94**
WOODEN MALE HANGER				
Wooden Male Hanger	Ea	250	6.40	1,601.19
Wooden Male Hanger	Ea	90	6.40	576.43
Wooden Male Hanger	Ea	20	6.40	128.10
Wooden Male Hanger	Ea	20	6.40	128.10
Wooden Male Hanger	Ea	25	6.40	160.12
Wooden Male Hanger	Ea	30	6.40	192.14

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Wooden Male Hanger	Ea	5	6.40	32.02
Wooden Male Hanger	Ea	115	6.40	736.55
Wooden Male Hanger	Ea	100	6.40	640.48
Wooden Male Hanger (for Lockers)	Ea	12	6.40	76.86
Sub Total				**4,271.97**
VAT				
TOTAL - WOODEN MALE HANGER		**667**		**4,271.97**
WOODEN FEMALE HANGER				
Wooden Female Hanger	Ea	350	5.46	1,912.01
Wooden Female Hanger	Ea	126	5.46	688.32
Wooden Female Hanger	Ea	28	5.46	152.96
Wooden Female Hanger	Ea	28	5.46	152.96
Wooden Female Hanger	Ea	35	5.46	191.20
Wooden Female Hanger	Ea	42	5.46	229.44
Wooden Female Hanger	Ea	7	5.46	38.24
Wooden Female Hanger	Ea	40	5.46	218.52
Wooden Female Hanger - Spares	Ea	96	5.46	524.44
Wooden Female Hanger	Ea	100	5.46	546.29
Wooden Female Hanger (for Lockers)	Ea	12	5.46	65.55
Wooden Female Hanger (for Lockers)	Ea	24	5.46	131.11
Sub Total				**4,851.03**
VAT				
TOTAL - WOODEN FEMALE HANGER		**888**		**4,851.03**
WOODEN TROUSERS HANGER				
Wooden Trousers Hanger	Ea	250	4.14	1,036.06
Wooden Trousers Hanger	Ea	90	4.14	372.98
Wooden Trousers Hanger	Ea	20	4.14	82.89
Wooden Trousers Hanger	Ea	20	4.14	82.89
Wooden Trousers Hanger	Ea	25	4.14	103.61
Wooden Trousers Hanger	Ea	30	4.14	124.33
Wooden Trousers Hanger	Ea	5	4.14	20.72
Wooden Trousers Hanger	Ea	40	4.14	165.77
Wooden Trousers Hanger	Ea	30	4.14	124.33
Wooden Trousers Hanger - Spares	Ea	91	4.14	377.13
Sub Total				**2,490.69**
VAT				
TOTAL - WOODEN TROUSERS HANGER		**601**		**2,490.69**

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
SATIN PADDED HANGER				
Satin Padded Hanger	Ea	100	1.70	169.54
Satin Padded Hanger	Ea	36	1.70	61.03
Satin Padded Hanger	Ea	8	1.70	13.56
Satin Padded Hanger	Ea	8	1.70	13.56
Satin Padded Hanger	Ea	10	1.70	16.95
Satin Padded Hanger	Ea	12	1.70	20.34
Satin Padded Hanger	Ea	2	1.70	3.39
Satin Padded Hanger	Ea	40	1.70	67.82
Satin Padded Hanger - Spares	Ea	56	1.70	94.94
Satin Padded Hanger	Ea	35	1.70	59.34
Satin Padded Hanger (for Lockers)	Ea	12	1.70	20.34
Satin Padded Hanger (for Lockers)	Ea	24	1.70	40.69
Shipping for all Hangers	Ea	1	2,368.83	2,368.83
Sub Total				**2,950.34**
VAT				
TOTAL - SATIN PADDED HANGER		**343**		**2,950.34**
UMBRELLA				
Umbrella (27" x 8" panels)	Ea	100	15.64	1,563.51
Umbrella (27" x 8" panels)	Ea	36	15.64	562.86
Umbrella (27" x 8" panels)	Ea	8	15.64	125.08
Umbrella (27" x 8" panels)	Ea	8	15.64	125.08
Umbrella (27" x 8" panels)	Ea	10	15.64	156.35
Umbrella (27" x 8" panels)	Ea	12	15.64	187.62
Umbrella (27" x 8" panels)	Ea	2	15.64	31.27
Umbrella (27" x 8" panels)	Ea	40	15.64	625.41
Umbrella (27" x 8" panels)	Ea	56	15.64	875.57
Umbrella (27" x 8" panels)	Ea	50	15.64	781.76
Umbrella (27" x 8" panels)	Ea	50	15.64	781.76
		372		
Doorman's & Airport Rep. Windbrella (30" x 8" panels)	Ea	12	15.64	187.62
Doorman's Windbrella (30" x 8" panels) for Limousines	Ea	6	15.64	93.81
Freight Charges & Door-to-Door Service	Ea	1	376.75	376.75
Sub Total				**6,474.45**
VAT				
TOTAL - UMBRELLA				**6,474.45**

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
TELESCOPE				
Telescope	Ea	4	470.94	1,883.75
Telescope	Ea	5	470.94	2,354.69
Telescope	Ea	2	470.94	941.88
Telescope	Ea	1	470.94	470.94
Telescope - Spares	Ea	3	470.94	1,412.81
		15		
Small Telescope (for Children)	Ea	2	188.38	376.75
Shipping & Tax	Ea	1		-
Sub Total				**7,440.81**
VAT				
TOTAL - TELESCOPE				**7,440.81**
EMERGENCY FLASHLIGHT				
Emergency Flashlight	Ea	50	14.50	725.24
Emergency Flashlight	Ea	18	14.50	261.09
Emergency Flashlight	Ea	4	14.50	58.02
Emergency Flashlight	Ea	4	14.50	58.02
Emergency Flashlight	Ea	5	14.50	72.52
Emergency Flashlight	Ea	6	14.50	87.03
Emergency Flashlight	Ea	2	14.50	29.01
Emergency Flashlight - Spares	Ea	18	14.50	261.09
Energizer Batteries	Ea	214	3.77	806.25
Sub Total				**2,358.27**
VAT				
TOTAL - EMERGENCY FLASHLIGHT		**107**		**2,358.27**
PORTABLE LUGGAGE RACK				
Portable Luggage Rack	Ea	30	282.56	8,476.88
Shipping & Tax		1		-
Sub Total				**8,476.88**
VAT				
TOTAL - PORTABLE LUGGAGE RACK		**30**		**8,476.88**
BOOKS & MAGAZINES				
Naturally Peninsula - Flavours Cookbook	Ea	10	150.70	1,507.00
Peninsula Book - Portraits of a Grand Old Lady	Ea	26	226.05	5,877.30
PYN Book	Ea	120	188.38	22,605.00
Peninsula Traditions Well Served DVD	Ea	10	7.54	75.35
Sub Total				**30,064.65**
VAT				
TOTAL - BOOKS & MAGAZINES				**30,064.65**

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
HOUSEKEEPING CLEANING EQUIPMENT				
Upright Vacuum Cleaners for Guest Rooms	Ea	10	830.73	8,307.34
Upright Vacuum Cleaners for Corridors	Ea	4	830.73	3,322.94
Carpet Shampoo Machine	Ea	1	2,238.46	2,238.46
Foam Generator	Ea	1	1,425.06	1,425.06
3 Speed Air Blower	Ea	3	470.94	1,412.81
Upholstery Cleaning Machine	Ea	1	1,651.67	1,651.67
Vacuum Cleaners, Back Pack Type	Ea	2	723.36	1,446.72
Vacuum Cleaner, Wet & Dry Pick-up	Ea	2	943.76	1,887.52
Steam Cleaner	Ea	1	1,507.00	1,507.00
Air Purifier	Ea	6	1,670.89	10,025.32
Ozone Air Purifier	Ea	3	2,352.80	7,058.41
Portable Heater	Ea	2	282.56	565.13
Portable Dehumidifier	Ea	4	753.50	3,014.00
Portable Humidifier	Ea	2	376.75	753.50
Electric Steam Iron for Guest Use	Ea	30	188.38	5,651.25
Rattan Ironing Basket	Ea	40	18.84	753.50
Ironing Table for Guest Use	Ea	30	226.05	6,781.50
Ironing Table Pad Cover	Ea	40	28.26	1,130.25
American Disabilities Act (ADA) Compliance Kit	Ea	1	753.50	753.50
Hand Polishing Machine	Ea	1	190.73	190.73
Scrubbing brush	Ea	2	268.43	536.87
3 Speed Air Blower	Ea	1	470.94	470.94
Vacuum Cleaners, Back Pack Type	Ea	1	723.36	723.36
Vacuum Cleaner, Deep Vacuuming & Pile Brushing Machine	Ea	1	5,914.03	5,914.03
Vacuum Cleaner, Wet & Dry Pick-up	Ea	1	943.76	943.76
Floor Scrubbing Machine	Ea	1	5,952.18	5,952.18
Marble Crystallization Machine	Ea	1	5,265.27	5,265.27
Auto Scrubber Floor Machine	Ea	1	10,549.00	10,549.00
Carpet Extractor	Ea	1	5,952.18	5,952.18
Cold Water High Pressure Cleaner	Ea	1	1,458.02	1,458.02
High Speed Floor Burnisher	Ea	1	2,536.00	2,536.00
Vacuum Cleaners - Round Type	Ea	3	429.12	1,287.35
Wolf Head Feather Duster	Ea	3	188.38	565.13
Industrial sewing machine	Ea	1	1,695.38	
Edging Machine	Ea	1	1,130.25	
Blind Stitch Machine	Ea	1	1,083.16	1,083.16
Embroidery Machine	Ea	1	2,980.09	2,980.09
Dust Slim, 87.1L, Blue	Ea	10	150.70	1,507.00
Dust Slim, 87.1L, Grey	Ea	4	150.70	602.80
Large Rubbish Bin, 87.1L, Green	Ea	4	150.70	602.80
Environment Garbage Container for Glass/Paper (Blue/Grey)	Ea	4	150.70	602.80
Window Cleaning Squeegee with Holder - 14 inch	Ea	12	37.68	452.10
Window Cleaning Brush with Holder - 14 inch	Ea	24	47.09	1,130.25
Closet Organizer and Tool Holder	Ea	4	56.51	226.05
Maids Key Chain	Ea	40	28.26	1,130.25
Toilet Paper Stamp	Ea	20	47.09	941.88
Housekeeping Service Tray	Ea	15	47.09	706.41

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Housekeeping Service Tray	Ea	15	47.09	706.41
Step Ladder for Floor Pantry	Ea	6	113.03	678.15
Electric transformer	Ea	3	75.35	226.05
Baby Cot	Ea	4	659.31	2,637.25
Baby Mattress	Ea	4	282.56	1,130.25
Baby Bed Linen Set	Ea	12	188.38	2,260.50
Baby Bed Bumper	Ea	8	56.51	452.10
Baby Car Seat	Ea	2	565.13	1,130.25
Baby Stroller	Ea	2	753.50	1,507.00
Baby Changing Unit w/Storage	Ea	4	376.75	1,507.00
Baby Changing Mat	Ea	4	47.09	188.38
Baby Bathtub	Ea	4	37.68	150.70
Baby Step Stool	Ea	4	37.68	150.70
Baby Potty	Ea	4	18.84	75.35
Baby High Chair	Ea	2	1,130.25	2,260.50
Baby Nappy Disposal Container	Ea	4	65.93	263.73
Baby Milk Bottles Sterilizer	Ea	4	188.38	753.50
Baby Bottles/Food Warmer	Ea	4	188.38	753.50
Baby Plush Toy	Ea	50	18.84	941.88
Baby Thermometer	Ea	2	3.77	7.54
Baby Milk Powder Dispenser	Ea	2	9.42	18.84
Baby Mug	Ea	5	3.77	18.84
Baby Pacifier	Ea	12	5.65	67.82
Baby Milk Bottle Brush	Ea	4	37.68	150.70
Baby Milk Bottle Set	Ea	4	94.19	376.75
Baby Skincare Set	Ea	4	94.19	376.75
Baby Play Mat	Ea	4	376.75	1,507.00
Muslim Prayer Set	Ea	30	94.19	2,825.63
Guestroom Attendant Bag (Grey)	Ea	18	150.70	2,712.60
Guestroom Attendant Bag (Black with compartment	Ea	18	150.70	2,712.60
Bed Board - King	Ea	2	226.05	452.10
Bed Board - Double	Ea	2	150.70	301.40
Folding Step Stool	Ea	8	94.19	753.50
Syringe Disposal Container	Ea	6	37.68	226.05
Flashlight at Room Attendants Pantry	Ea	4	18.84	75.35
Grey Carpet Sweeper	Ea	2	131.86	263.73
Grey Carpet Sweeper	Ea	2	94.19	188.38
Safety Belt	Ea	4	282.56	1,130.25
Window Cleaning Kits with Brush and Squeegee	Ea	4	188.38	753.50
Replacement Rubber Strip - 14 inch	Ea	25	18.84	470.94
Extension Pole - 5.4m	Ea	1	65.93	65.93
Extension Pole - 7.2m	Ea	1	65.93	65.93
Extension Pole - 8.2m	Ea	5	65.93	329.66
Duo Mop Cart Complete	Ea	5	226.05	1,130.25
Wringer	Ea	5	150.70	753.50
Carpet Repair Tool	Ea	2	56.51	113.03
Heavy Duty Spray Bottle	Ea	3	18.84	56.51
PA Attendant Cleaning Basket - Special Design	Ea	5	188.38	941.88
Trolley - Janitors for Public Area	Ea	2	470.94	941.88
Platform Truck - Folding Handle	Ea	1	659.31	659.31
Floor Squeegees with Handle 24" Straight Blade	Ea	3	47.09	141.28

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Floor Squeegees with Handle 24" Curved Blade	Ea	3	47.09	141.28
Service Cart for Florists	Ea	1	376.75	376.75
Wooden Floor Sign "Caution Wet-floor"	Ea	10	94.19	941.88
Wooden Floor Sign "Cleaning in Progress"	Ea	5	150.70	753.50
Wooden Floor Sign "Repair in Progress"	Ea	5	150.70	753.50
Emergency Flashlight for Public Area	Ea	5	18.84	94.19
Toilet Paper Stamp	Ea	4	47.09	188.38
Garbage Bin with Lid	Ea	15	150.70	2,260.50
Garbage Bin, 87.1L, Grey	Ea	15	150.70	2,260.50
Waste Basket for Work Desk	Ea	30	18.84	565.13
Sanitary waste basket w/lid (for Staff Toilet)	Ea	24	28.26	678.15
Recycle Waste Basket	Ea	4	113.03	452.10
Recycle Waste Basket	Ea	4	113.03	452.10
Extension Cord Cart	Ea	1	565.13	565.13
Laminate Machine	Ea	1	188.38	188.38
A4 Filing Cabinet for Guest Floor Pantry and Laundry	Ea	6	376.75	2,260.50
Vase - for Public Areas	Ea	50	56.51	2,825.63
Vase - for F&B	Ea	100	37.68	3,767.50
Plastic Box - for F&B	Ea	30	37.68	1,130.25
Flower Shop Utensils	Ea	1	565.13	565.13
Wooden Wastebasket with Metal Liner	Ea	1	150.70	150.70
Wooden Wastebasket with Metal Liner	Ea	2	150.70	301.40
Wooden Wastebasket with Metal Liner	Ea	2	150.70	301.40
Wooden Wastebasket with Metal Liner	Ea	2	150.70	301.40
Wooden Wastebasket with Metal Liner	Ea	2	150.70	301.40
Wooden Hand Towel basket with Metal Liner	Ea	1	150.70	150.70
Wooden Hand Towel basket with Metal Liner	Ea	2	150.70	301.40
Wooden Hand Towel basket with Metal Liner	Ea	2	150.70	301.40
Wooden Hand Towel basket with Metal Liner	Ea	2	150.70	301.40
Wooden Hand Towel basket with Metal Liner	Ea	2	150.70	301.40
Hand Towel Tray	Ea	1	94.19	94.19
Hand Towel Tray	Ea	2	94.19	188.38
Hand Towel Tray	Ea	2	94.19	188.38
Hand Towel Tray	Ea	2	94.19	188.38
Hand Towel Tray	Ea	2	94.19	188.38
Facial Tissue Box	Ea	1	65.93	65.93
Facial Tissue Box	Ea	2	65.93	131.86
Facial Tissue Box	Ea	2	65.93	131.86

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Facial Tissue Box	Ea	2	65.93	131.86
Facial Tissue Box	Ea	2	65.93	131.86
Miscellaneous	Ea	1		-
Cold Water High Pressure Cleaner	Ea	1	1,458.02	1,458.02
Vacuum Cleaners - Round Type	Ea	1	429.12	429.12
Cold Water High Pressure Cleaner	Ea	1	1,458.02	1,458.02
Brush		1		-
Sub Total				**295,269.06**
VAT				
TOTAL - HOUSEKEEPING CLEANING EQUIPMENT				**295,269.06**
BANQUETING EQUIPMENT				
Stackable Wooden Banquet Chair	Ea	200	433.26	86,652.50
Banquet Chair Truck	Ea	12	207.21	2,486.55
Freight for Stackable Banquet Chairs & Banquet Chair Truck	Ea	1	15,070.00	15,070.00
Mobile Folding Table - Round Banquet Table for 10 pax	Ea	20	715.83	14,316.50
Mobile Folding Table - Round Banquet Table for 8 pax	Ea	12	715.83	8,589.90
Mobile Folding Rectangular Table - for 3 pax (Conference)	Ea	20	470.94	9,418.75
Mobile Folding Table - Round Small	Ea	10	1,186.76	11,867.63
Mobile Folding Rectangular Table - 2 Tiers (Buffet)	Ea	3	1,883.75	5,651.25
Dance Floor @ Ballroom	Ea	15	269.56	4,043.47
Dance Floor Border Trim	Ea	1	1,437.68	1,437.68
Dance Floor Caddy	Ea	1	588.30	588.30
Dance Floor T Handle	Ea	1	12.72	12.72
Mobile Folding Stage - Dual Height - Venue Maker - Tri Height	Ea	3	3,753.94	11,261.81
2-Rise Step Unit	Ea	2	628.42	1,256.84
Portable Staging Drapes - Smog	Ea	3	235.37	706.12
Portable Staging Drapes - Red Rust	Ea	3	235.37	706.12
Portable Staging Drapes - Smog	Ea	1	188.94	188.94
Portable Staging Drapes - Red Rust	Ea	1	188.94	188.94
Guard Rail?	Ea			
Chair Stopper?	Ea			
Mobile Folding Table - Round Banquet Table for 10 pax	Ea	5	753.50	3,767.50
Mobile Folding Table - Round Banquet Table for 8 pax	Ea	6	753.50	4,521.00
Mobile Folding Rectangular Table - for 3 pax (Conference)	Ea	10	470.94	4,709.38
Mobile Folding Table - Round Small	Ea	6	1,186.76	7,120.58
Mobile Folding Rectangular Table - 2 Tiers (Buffet)	Ea		1,883.75	-
Mobile Folding Table - Round Banquet Table for 10 pax	Ea	6	715.83	4,294.95
Mobile Folding Table - Round Banquet Table for 8 pax	Ea	8	715.83	5,726.60

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Mobile Folding Rectangular Table - for 3 pax (Conference)	Ea	12	470.94	5,651.25
Mobile Folding Table - Round Small	Ea	4	1,186.76	4,747.05
Mobile Folding Table - Round Small	Ea	6	1,186.76	7,120.58
Dance Floor	Ea	-		-
Dance Floor Trim	Ea	-		-
Dance Floor Caddy	Ea	-		-
Dance Floor T Handle	Ea	-		-
Mobile Folding Stage - Dual Height - Venue Maker - Tri Height	Ea	1	3,753.94	3,753.94
2-Rise Step Unit	Ea	1	628.42	628.42
Portable Staging Drapes - Red Rust	Ea	3	235.37	706.12
Portable Staging Drapes - Smog	Ea	2	235.37	470.75
Packing & Transport of Order to Hotel Site (Dance Floor & Portable Staging system)	Ea	1	1,420.35	1,420.35
Transit/Storage Caddy	Ea	2	941.88	1,883.75
Rostrum	Ea	2	6,593.13	13,186.25
Rostrum Cover	Ea	2	376.75	753.50
Rostrum Logo	Ea	2	565.13	1,130.25
Sub Total				**246,036.21**
VAT				
TOTAL - BANQUETING EQUIPMENT				**246,036.21**
SPECIALITY RESTAURANT EQUIPMENT				
Hot Cabinet for Towels	Ea	1	1,175.46	1,175.46
Handbag Stool	Ea	20	391.82	7,836.40
Service Trolley/ Gueridon Table	Ea	4	587.73	2,350.92
Sub Total				**11,362.78**
VAT				
TOTAL - SPECIALTY RESTAURANT EQUIPMENT				**11,362.78**
THE BAR EQUIPMENT				
Ice Restocking Cart	Ea	1	6,122.19	6,122.19
Bar Gueridon Table	Ea	2	565.13	1,130.25
Cigar Humidor	Ea	3	565.13	1,695.38
Miscellaneous		1		-
Sub Total				**8,947.81**
VAT				
TOTAL - THE BAR EQUIPMENT				**8,947.81**
UMBRELLA STAND				
Umbrella Stand for Main Entrance	Ea	2	2,354.69	4,709.38
Sub Total				**4,709.38**
VAT				
TOTAL - UMBRELLA STAND				**4,709.38**

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
FRONT OFFICE EQUIPMENT				
Luggage Cart (Birdcage)	Ea	2	8,476.88	16,953.75
Bellman's Cart (2-wheel Trolley)	Ea	5	3,767.50	18,837.50
Page Board - Bell Service & Ballroom	Ea	1	659.31	659.31
Cash Drawer Tray	Ea	4	94.19	376.75
Cash Drawer Tray	Ea	1	94.19	94.19
Cash Drawer Tray	Ea	1	94.19	94.19
Time Capsule	Ea	1	3,767.50	3,767.50
VIP Red Carpet	Ea	1	11,302.50	11,302.50
VIP Red Carpet Trolley	Ea	2	941.88	1,883.75
Stanchion Post	Ea	10	367.33	3,673.31
Stanchion Post Rope	Ea	9	131.86	1,186.76
Stanchion Post Cart	Ea	1	2,213.41	2,213.41
Rubber Floor Protector for Stanchion Base	Ea	10	18.84	188.38
Stanchion Post (For Outdoor Use)	Ea	10	470.94	4,709.38
Stanchion Post Rope (For Outdoor Use)	Ea	9	188.38	1,695.38
Stanchion Post Snap Ends (For Outdoor Use)	Ea	18	65.93	1,186.76
Rubber Floor Protector for Stanchion Base (For Outdoor Use)	Ea	10	18.84	188.38
Stanchion Post Cart (For Outdoor Use)	Ea	1	2,260.50	2,260.50
Multi-Device Charger	Ea	10	188.38	1,883.75
Miscellaneous		1		-
Sub Total				**73,155.43**
VAT				
TOTAL - FRONT OFFICE EQUIPMENT				**73,155.43**
SAFE & KEY CABINET AT BACK OF HOUSE AREAS				
Guest Safe Deposit Boxes - 43 Boxes	Ea	1	22,584.28	22,584.28
Staff Safe Deposit Boxes - 80 Boxes	Ea	1	26,498.71	26,498.71
Drop Safe	Ea	1	5,581.55	5,581.55
Drop Safe - Backside Deposit, Decorative Façade	Ea	1	1,994.89	1,994.89
Drop Safe - One Base Fix	Ea	1	290.10	290.10
Main Cashiers Safe	Ea	1	8,265.90	8,265.90
Main Cashiers Safe - One Base Fix	Ea	1	290.10	290.10
Spare Lockset for replacement	Ea	4	94.19	376.75
Spare Lockset for replacement	Ea	4	94.19	376.75
Fire Proof Filing Cabinet	Ea	1	3,014.00	3,014.00
Fire Proof Filing Cabinet	Ea	1	3,014.00	3,014.00
Fire Proof Filing Cabinet	Ea	1	3,014.00	3,014.00

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Fire Proof Filing Cabinet	Ea	1	3,014.00	3,014.00
Key Cabinet	Ea	1	282.56	282.56
Key cabinet @ Transportation Counter	Ea	2	282.56	565.13
Key Cabinet	Ea	1	282.56	282.56
Key Cabinet	Ea	1	282.56	282.56
Key Cabinet	Ea	2	282.56	565.13
Key Cabinet	Ea	2	282.56	565.13
Key Cabinet	Ea	4	282.56	1,130.25
Key Cabinet	Ea	1	282.56	282.56
Key Cabinet	Ea	2	282.56	565.13
Key Cabinet	Ea	3	282.56	847.69
Key Cabinet	Ea	2	282.56	565.13
Key Cabinet	Ea	1	282.56	282.56
Key Cabinet	Ea	1	282.56	282.56
Sub Total				**84,813.96**
VAT				
TOTAL - SAFE & KEY CABINET AT BACK OF HOUSE				**84,813.96**
MISCELLANEOUS OFFICE EQUIPMENT				
Calculator	Ea	12	94.19	1,130.25
Calculator	Ea	3	94.19	282.56
Calculator	Ea	2	94.19	188.38
Calculator	Ea	1	94.19	94.19
Calculator	Ea	2	94.19	188.38
Calculator	Ea	2	94.19	188.38
Calculator	Ea	1	94.19	94.19
Calculator	Ea	1	94.19	94.19
Calculator	Ea	1	94.19	94.19
Calculator	Ea	1	94.19	94.19
Calculator	Ea	2	94.19	188.38
Time Stamp @ Valet Stand Main Entrance	Ea	1	470.94	470.94
Time Stamp @ Concierge	Ea	1	470.94	470.94
Time Stamp @ Front Desk	Ea	2	470.94	941.88
Time Stamp @ Baggage Desk	Ea	1	470.94	470.94
Time Stamp @ Transportation Desk	Ea	1	470.94	470.94
Time Stamp @ Purchasing Office	Ea	1	470.94	470.94
Time Stamp @ Receiving Office	Ea	1	470.94	470.94
Time Stamp @ Room Service	Ea	1	470.94	470.94
Time Stamp @ Laundry/Valet	Ea	1	470.94	470.94
Money Counter (with Counterfeit Detector) - Sample for Testing	Ea	1	753.50	753.50
Money Counter (with Counterfeit Detector)	Ea	1	753.50	753.50
Money Counter (with Counterfeit Detector) - Foreign Currency	Ea	1	753.50	753.50

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Money Counter (with Counterfeit Detector) - Foreign Currency	Ea	1	753.50	753.50
Money Counter (with Counterfeit Detector)	Ea	1	753.50	753.50
Money Counter (with Counterfeit Detector)	Ea	1	753.50	753.50
Money Counter (with Counterfeit Detector)	Ea	1	753.50	753.50
Money Counter (with Counterfeit Detector)	Ea	1	753.50	753.50
Money Counter (with Counterfeit Detector)	Ea	2	753.50	1,507.00
Money Counter (with Counterfeit Detector)	Ea	1	753.50	753.50
Passport Photo Camera	Ea	1	470.94	470.94
Passport Photo Printer	Ea	1	282.56	282.56
Tripod for Passport Photo Camera	Ea	1	282.56	282.56
Camera Bag	Ea	1	94.19	94.19
Camera Memory Stick	Ea	1	94.19	94.19
Video Camera	Ea	1	1,417.52	1,417.52
Video Camera Bag	Ea	1	94.19	94.19
Tripod Stand for Video Camera	Ea	1	282.56	282.56
Digital Camera for HR, F&B, Engineering, Security, PR, Finance (Purchasing)	Ea	6	470.94	2,825.63
Memory Card for Camera	Ea	6	94.19	565.13
Card Reader	Ea	6	94.19	565.13
Camera Bag	Ea	6	94.19	565.13
Laminator	Ea	1	282.56	282.56
Flip Chart	Ea	2	659.31	1,318.63
Portable White Board	Ea	2	753.50	1,507.00
White Board	Ea	1	37.68	37.68
White Board	Ea	1	37.68	37.68
White Board	Ea	2	37.68	75.35
White Board	Ea	6	37.68	226.05
White Board	Ea	1	37.68	37.68
White Board	Ea	1	37.68	37.68
White Board	Ea	2	37.68	75.35
White Board	Ea	3	47.09	141.28
White Board	Ea	1	47.09	47.09
White Board	Ea	6	47.09	282.56
White Board	Ea	1	47.09	47.09
White Magnetic Board	Ea	1	65.93	65.93
White Board Magnets	Ea	120	3.77	452.10
Shredder Large - Executive Office	Ea	1	2,825.63	2,825.63

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Shredder Large - Human Resources	Ea	1	2,825.63	2,825.63
Shredder Small - Front Office	Ea	1	565.13	565.13
Shredder Large - Accounting	Ea	1	2,825.63	2,825.63
Shredder Small - Purchasing	Ea	1	2,825.63	2,825.63
Shredder Small - F&B	Ea	1	565.13	565.13
Shredder Small - Reservations	Ea	1	565.13	565.13
Shredder Small - Security	Ea	1	565.13	565.13
Shredder Small - Spa Scheduling Office	Ea	1	565.13	565.13
Binding Machine	Ea	1	753.50	753.50
Thermo Binding Machine	Ea	1	470.94	470.94
Electric Comb Binding Machine	Ea	1	282.56	282.56
Binding Machine	Ea	1	753.50	753.50
Typewriter	Ea	1	659.31	659.31
Cheque Printer	Ea	1	376.75	376.75
Software for Cheque Printer	Ea	1	376.75	376.75
Digital Voice Recorder	Ea	1	376.75	376.75
Digital Scale	Ea	1	565.13	565.13
Digital Voice Recorder	Ea	1	376.75	376.75
Miscellaneous		1		-
Sub Total				**46,966.60**
VAT				
TOTAL - MISCELLANEOUS OFFICE EQUIPMENT				**46,966.60**
BACK OF HOUSE OFFICE FURNITURE				
BOH Office Furniture	Ea	1	376,750.00	376,750.00
BOH Office Furniture - GM & Executive Office				-
Miscellaneous				-
Sub Total				**376,750.00**
VAT				
TOTAL - BACK OF HOUSE OFFICE FURNITURE				**376,750.00**
FLOWER VASE				
Flower Vases	Ea	120	47.09	5,651.25
Flower Vases - Suites (Large)	Ea	30	94.19	2,825.63
Flower Vases	Ea	30	47.09	1,412.81
Sub Total				**9,889.69**
VAT				
TOTAL - FLOWER VASE		**180**		**9,889.69**
LAUNDRY & LINEN ROOM				
LAUNDRY, LINEN & UNIFORM ROOMS EQUIPMENT				
Laundry Valet Basket	Ea	50	150.70	7,535.00
Hangers for Uniforms	Ea	1,000	5.65	5,651.25
Laundry Cart	Ea	8	226.05	1,808.40
Laundry Cart	Ea	4	282.56	1,130.25
Laundry Linen Storage Trolley	Ea	6	565.13	3,390.75

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Mobile Hanging Rail	Ea	4	376.75	1,507.00
Mobile Hanging Rail	Ea	8	376.75	3,014.00
Miscellaneous		1		-
Sub Total				**24,036.65**
VAT				
TOTAL - LAUNDRY, LINEN & UNIFORM ROOMS				**24,036.65**
MISCELLANEOUS F&B EQUIPMENT				
Guest Check Folder	Ea	40	56.51	2,260.50
Stainless Steel Trolley - for Room Service & The Lobby	Ea	2	565.13	1,130.25
Moveable Barbecue Grill	Ea	2	2,825.63	5,651.25
Electric Fan for Chinese BBQ	Ea	1	94.19	94.19
Acrylic Divider for Inside Drawer	Ea	16	18.84	301.40
Acrylic Divider for Seasoning Drawer	Ea	24	18.84	452.10
Acrylic Divider for Coffee Cup Drawer	Ea	1	18.84	18.84
Acrylic Divider for Inside Drawer	Ea	2	18.84	37.68
Acrylic Divider for Inside Drawer	Ea	2	18.84	37.68
Acrylic Divider for Inside Drawer	Ea	4	18.84	75.35
Acrylic Divider for Inside Drawer	Ea	1	18.84	18.84
Acrylic Divider for Coffee Cup Drawer	Ea	2	18.84	37.68
Miscellaneous		1		-
Sub Total				**10,115.74**
VAT				
TOTAL - MISCELLANEOUS F&B EQUIPMENT				**10,115.74**
FIRE BLANKET				
Fire Blanket	Ea	30	56.51	1,695.38
Fire Blanket	Ea	6	56.51	339.08
Sub Total				**2,034.45**
VAT				
TOTAL - FIRE BLANKET		**36**		**2,034.45**
FRONT OF HOUSE EQUIPMENT				
FRONT OFFICE EQUIPMENT				
Outdoor Flag - Myanmar	Ea	6	188.38	1,130.25
Outdoor Flag - Australia	Ea	1	188.38	188.38
Outdoor Flag - Canada	Ea	1	188.38	188.38
Outdoor Flag - England	Ea	1	188.38	188.38
Outdoor Flag - France	Ea	1	188.38	188.38
Outdoor Flag - Germany	Ea	1	188.38	188.38

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Outdoor Flag - Italy	Ea	1	188.38	188.38
Outdoor Flag - Hong Kong	Ea	2	188.38	376.75
Outdoor Flag - Qatar	Ea	1	188.38	188.38
Outdoor Flag - EEC	Ea	1	188.38	188.38
Outdoor Flag - USA	Ea	1	188.38	188.38
Outdoor Flag - Russia	Ea	1	188.38	188.38
Outdoor Flag - Japan	Ea	1	188.38	188.38
Outdoor Flag - HSH	Ea	5	188.38	941.88
Indoor Flag - HSH	Ea	2	376.75	753.50
Indoor Flag - HSH (Artwork)	Ea	1	376.75	376.75
Outdoor Flag - Hotel	Ea	5	565.13	2,825.63
Outdoor Flag - Hotel (Artwork)	Ea	1	565.13	565.13
Indoor Flag - Hotel	Ea	2	376.75	753.50
Indoor Flag - Hotel (Finish Artwork and True Size Artwork)	Ea	1	376.75	376.75
Newspaper Folder	Ea	6	150.70	904.20
Airport Folder	Ea	4	150.70	602.80
Registration Folder	Ea	12	150.70	1,808.40
Front Desk Blotters	Ea	8	150.70	1,205.60
Desk Blotter for Safe Deposit Box	Ea	1	113.03	113.03
Page Bell	Ea	1	282.56	282.56
Emergency Flashlight	Ea	10	18.84	188.38
Rubbermaid folding step stool	Ea	2	56.51	113.03
Waste Basket	Ea	10	37.68	376.75
Sub Total				**17,547.99**
VAT				
TOTAL - FRONT OF HOUSE EQUIPMENT				**17,547.99**
BACK OF HOUSE EQUIPMENT				
HUMAN RESOURCES EQUIPMENT				
Staff Uniform Name Plate with Magnet	Ea	80	7.20	575.67
Staff Uniform Name Plate with Pin	Ea	250	7.20	1,798.98
Engraving Machine for Name Plate	Ea	1	659.31	659.31
Safety Belt	Ea	4	282.56	1,130.25
Back Restrainers (Support Belt) - Small	Ea	4	94.19	376.75
Back Restrainers (Support Belt) - Small	Ea	4	94.19	376.75
Back Restrainers (Support Belt) - Medium	Ea	6	94.19	565.13
Back Restrainers (Support Belt) - Medium	Ea	4	94.19	376.75
Back Restrainers (Support Belt) - Medium	Ea	4	94.19	376.75

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Back Restrainers (Support Belt) - Medium	Ea	2	94.19	188.38
Back Restrainers (Support Belt) - Large	Ea	2	94.19	188.38
folding step stool	Ea	1	94.19	94.19
Sub Total				**6,707.28**
VAT				
TOTAL - HUMAN RESOURCES EQUIPMENT				**6,707.28**
WALL CLOCK				
Wall Clock	Ea	12	113.03	1,356.30
Wall Clock	Ea	2	113.03	226.05
Wall Clock	Ea	1	113.03	113.03
Wall Clock	Ea	1	113.03	113.03
Wall Clock	Ea	8	113.03	904.20
Digital Wall Clock	Ea	8	75.35	602.80
Sub Total				**3,315.40**
VAT				
TOTAL - WALL CLOCK				**3,315.40**
PRE-OPENING OFFICE				
PRE-OPENING OFFICE EQUIPMENT				
Umbrella Stand	Ea	1	428.55	428.55
Wastebasket at Desk	Ea	20	37.68	753.50
White Board	Ea	1	659.31	659.31
Key Cabinet	Ea	1	65.93	65.93
Logoed Coffee Mug	Ea	60	5.22	313.08
Airfreight for Logoed Coffee Mug	Ea	1	376.75	376.75
Glass Tumbler	Ea	50	18.84	941.88
Refrigerator at Pantry	Ea	1	659.31	659.31
Digital Projector	Ea	1	2,260.50	2,260.50
Digital Camera (including carry case, 2GB memory card and Card reader)	Ea	1	941.88	941.88
Desktop Calculator	Ea	1	94.19	94.19

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Paper Shredder	Ea	1	2,825.63	2,825.63
Safety Helmets	Ea	50	7.29	364.51
Artwork for Logo @ Safety Helmet	Ea	1	160.12	160.12
Freight Charge for Safety Helmets	Ea	1	94.19	94.19
Sub Total				**10,939.31**
VAT				
TOTAL - PRE-OPENING OFFICE EQUIPMENT				**10,939.31**
BACK OF HOUSE FIXTURES				
BACK OF HOUSE GLASS & MIRRORS				
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	1	94.19	94.19
Full Length Wall Mirror	Ea	2	94.19	188.38
Full Length Wall Mirror	Ea	2	94.19	188.38
Sub Total				**1,883.75**
VAT				
TOTAL - BACK OF HOUSE GLASS & MIRRORS				**1,883.75**
STAFF DINING ROOM MISCELLANEOUS EQUIPMENT				
Wall Clock (Hands)	Ea	1	171.25	171.25
Wall Clock (Numbers)	Ea	1	256.88	256.88
Shipping, Delivery & Installation				
Sub Total				**428.13**
VAT, Warehousing, Logistics				
TOTAL - STAFF DINING ROOM MISCELLANEOUS				**428.13**

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
BOH - STAFF FACILITIES				
CLINIC EQUIPMENT				
Automatic External Defibrillators (AED)	Ea	3	9,418.75	28,256.25
Examination Couch	Ea	1	941.88	941.88
Paper Roll to cover Examination Bed	Ea	1		-
Medicine Cabinet	Ea	1	941.88	941.88
Mini Refrigerator	Ea	1	659.31	659.31
Reclined Wheel Chair	Ea	1	941.88	941.88
Clinic Equipment - Wheel Chair	Ea	1	470.94	470.94
Clinic Equipment - Treatment Trolley	Ea	1	470.94	470.94
Clinic Equipment - Stretcher	Ea	1	94.19	94.19
Clinic Equipment - Portable Sterilizer	Ea	1	376.75	376.75
Clinic Equipment - UV Sterilizer Light	Ea	1	376.75	376.75
Infrared Ear Thermometer	Ea	1	188.38	188.38
Miscellaneous	Ea	1	1,941.88	1,941.88
Sub Total				**36,551.50**
VAT, Warehousing, Logistics				
TOTAL - CLINIC EQUIPMENT				**36,551.50**
STAFF LOCKER MISCELLANEOUS EQUIPMENT				
Shoe Polisher	Ea	1	1,902.59	1,902.59
Shoe Polisher	Ea	1	1,902.59	1,902.59
Shoe Polisher	Ea	1	1,902.59	1,902.59
Shoe Polisher	Ea	1	1,902.59	1,902.59
Freight for "Heute" Shoe Polishers	Ea	1	226.05	226.05
Bulletin Board	Ea	1	941.88	941.88
Bulletin Board	Ea	1	941.88	941.88
Bulletin Board	Ea	1	941.88	941.88
Bulletin Board	Ea	1	941.88	941.88
Bulletin Board	Ea	2	941.88	1,883.75
Bulletin Board	Ea	1	941.88	941.88
Bulletin Board	Ea	1	941.88	941.88
Delivery & Installation for Bulletin Boards	Ea	1	1,883.75	1,883.75

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Male Hanger	Ea	600	5.65	3,390.75
Female Hanger	Ea	600	5.65	3,390.75
Shipping, Delivery & Installation				
Sub Total				**24,036.65**
VAT, Warehousing, Logistics				
TOTAL - STAFF LOCKER MISCELLANEOUS				**24,036.65**
FITNESS CENTRE/SPA EQUIPMENT				
Gym Equipment				
Treadmill	Ea	4	9,983.88	39,935.50
Cross Trainer	Ea	2	7,968.26	15,936.53
Recumbent Bike	Ea	1	6,564.87	6,564.87
Recumbent Bike Deluxe Armrest	Ea	1	452.10	452.10
Upright Bike	Ea	1	6,169.28	6,169.28
Dual Adjustable Pulley	Ea	1	5,246.24	5,246.24
Adjustable Abdominal Bench	Ea	1	772.34	772.34
Multi-Adjustable Bench	Ea	2	998.39	1,996.78
Dumbbell Rack & Dumbbells set	Ea	1	10,217.46	10,217.46
Barbell Rack & Barbells Set	Ea	1	5,783.11	5,783.11
Back Extension	Ea	1	1,111.41	1,111.41
Leg Raise	Ea	1	1,186.76	1,186.76
Pull down	Ea	1	4,285.53	4,285.53
Chest Press	Ea	1	4,389.14	4,389.14
Shoulder Press	Ea	1	4,125.41	4,125.41
Row	Ea	1	4,125.41	4,125.41
Leg Extension	Ea	1	4,492.74	4,492.74
Seated Leg Curl	Ea	1	4,596.35	4,596.35
StackWrap Finish for Strength Equipment	Ea	6	433.26	2,599.58
Medicine Balls with Rack	Ea	1	1,309.21	1,309.21
Aerobic Mat	Ea	4	131.86	527.45

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Gateway for IPTV Connection	Ea	1	1,846.08	1,846.08
Swiss Ball	Ea	2	-	-
IPTV Transmitter KIT	Ea	8	433.26	3,466.10
Charge for Interfacing Between LifeFitness & iBAHN	Ea	1	2,825.63	2,825.63
Freight & Installation for Life Fitness Gym Equipment	Ea	1	33,907.50	33,907.50
Training Belt for Gym	Ea	2	56.51	113.03
Gym Gloves	Ea	2	37.68	75.35
Aroma Diffuser	Ea	2	2,319.27	4,638.55
Hot Towel Cabinet	Ea	2	941.88	1,883.75
Cold Towel Cabinet	Ea	2	941.88	1,883.75
Dirty Linen Trolley with Stainless Steel Frame	Ea	2	470.94	941.88
Weighing Scale	Ea	2	1,271.53	2,543.06
Wall Clock	Ea	2	188.38	376.75
Automatic External Defibrillators (AED)	Ea	1	9,418.75	9,418.75
Locker Key Holder - Wallet Locker	Ea	12	28.26	339.08
Miscellaneous		1		-
Sub Total - Gym Equipment				**190,082.43**
Pool Attendant/Lifeguard Equipment				
Robotic Pool Cleaner	Ea	1	3,767.50	3,767.50
Hot Towel Cabinet	Ea	1	941.88	941.88
Cold Towel Cabinet	Ea	1	941.88	941.88
Life Ring for Adult	Ea	1	47.09	47.09
Life Ring for Child	Ea	1	37.68	37.68
Life Saving Mask	Ea	1	28.26	28.26
Life Saving Neck Support	Ea	1	37.68	37.68

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Life Saving Pole	Ea	1	94.19	94.19
Life Saving Whistle - Red	Ea	12	9.42	113.03
Floating Board - Blue	Ea	5	56.51	282.56
Plastic Stretcher	Ea	1	376.75	376.75
Head Holder	Ea	1	188.38	188.38
Arm Buoy - Blue	Ea	4	18.84	75.35
Floating Thermometer	Ea	1	37.68	37.68
30m Pool Vacuum Cleaning Pipe	Ea	1	188.38	188.38
Swimming Pool Wire Brush	Ea	1	22.61	22.61
Lifeline Swim Lanes and Floats	Ea	1	470.94	470.94
Storage Wheel for Lifeline swim lanes	Ea	1	376.75	376.75
Wall Clock	Ea	1	188.38	188.38
Sub Total - Pool Attendant/Lifeguard Equipment				**8,216.92**
Pool/Gym Changing Rooms Equipment				
Swim Suit Dryer	Ea	1	2,610.88	2,610.88
Swim Suit Dryer	Ea	1	2,610.88	2,610.88
Weighing Scale	Ea	1	1,271.53	1,271.53
Weighing Scale	Ea	1	1,271.53	1,271.53
Aroma Diffuser	Ea	1	439.44	439.44

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Aroma Diffuser	Ea	1	439.44	439.44
Amenity Tray with Drawer (For Brushes, Cotton Pads, Q-tips, etc.)	Ea	1	120.56	120.56
Amenity Tray with Drawer (For Brushes, Cotton Pads, Q-tips, etc.)	Ea	1	56.51	56.51
Wooden Tissue Box	Ea	1	41.44	41.44
Wooden Tissue Box	Ea	1	41.44	41.44
Wooden Wastebasket	Ea	2	150.70	301.40
Wooden Wastebasket	Ea	2	150.70	301.40
Amenity Container for Cotton Pads	Ea	1	105.49	105.49
Amenity Container for Cotton Pads	Ea	1	35.79	35.79
Amenity Container for Q-Tips	Ea	1	188.38	188.38
Amenity Container for Q-Tips	Ea	1	35.79	35.79

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Wall Clock	Ea	1	188.38	188.38
Wall Clock	Ea	1	188.38	188.38
Dirty Linen Trolley with Stainless Steel Frame	Ea	2	470.94	941.88
Dirty Linen Trolley with Stainless Steel Frame	Ea	2	470.94	941.88
Locker Key Holder - Pool/Gym Female Changing Room Locker	Ea	12	37.68	452.10
Locker Key Holder - Pool/Gym Male Changing Room Locker	Ea	12	37.68	452.10
Sub Total - Pool/Gym Changing Rooms Equipment				**13,036.60**
Spa Reception Equipment				
Leather Folder (Registration & Bill Folder)	Ea	10	84.77	847.69
Holistic CD for in house music	Ea	10	65.93	659.31
Holistic CD for in house music	Ea	20	65.93	1,318.63
Cash Drawer Tray	Ea	2	94.19	188.38
Cash Box for Tips	Ea	1	65.93	65.93
Sub Total - Spa Reception Equipment				**3,079.93**
Tea Lounge Equipment				
Books for Spa Asian Tea Lounge	Ea	5	188.38	941.88
Aroma Diffuser	Ea	1	2,319.27	2,319.27
Sub Total - Tea Lounge Equipment				**3,261.15**
Tea Pantry Room Equipment				
Hot & Cold Towel Cabinet	Ea	1	1,783.91	1,783.91
Chinese Tea cup	Ea	40	50.86	2,034.45
Ritual Tea Pot	Ea	20	48.98	979.55
Ritual Tea Set Tray	Ea	20	43.33	866.53
Two-Step Folding Step Stool	Ea	1	440.80	440.80
Ritual Tray for Hot/Cold Towel	Ea	20	35.79	715.83
Sub Total - Tea Pantry Room Equipment				**18,627.31**

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Relaxation Rooms Equipment				
Relaxation Bed	Ea	4	12,221.36	48,885.42
Aroma Diffuser	Ea	1	439.44	439.44
Fruit Tray	Ea	2	116.79	233.59
Sub Total - Relaxation Rooms Equipment				**49,558.45**
Spa Treatment Rooms Equipment				
Motorized Treatment Table	Ea	4	6,909.12	27,636.50
Freight for Oakworks Treatment Tables	Ea	1	3,767.50	3,767.50
Therapist Saddle Seat	Ea	4	638.59	2,554.37
Multi Purpose Heating Cabinet	Ea	4	1,120.83	4,483.33
PerfectSense Paraffin Heating Chamber - Start Up Order	Ea	4	1,874.33	7,497.33
PerfectSense Hand Extenders - Spares	Ea	4	33.91	135.63
PerfectSense Feet Extenders - Spares	Ea	4	33.91	135.63
Table Warmer	Ea	4	555.71	2,222.83
Heated Towel Rails	Ea	4	1,375.14	5,500.55
Black Light for Woods Lamp - Spare Bulb	Ea	4	32.02	128.10
Woods Lamp	Ea	6	533.10	3,198.61
Foot Ritual Bowl	Ea	4	184.61	738.43
Zafu Ritual Cushions (Zen Black) or Stool	Ea	4	84.77	339.08
Wooden Tissue Box	Ea	4	41.44	165.77
Wooden Tissue Box	Ea	4	41.44	165.77
Amenity Container for Cotton Pads	Ea	4	35.79	143.17
Amenity Container for Cotton Pads	Ea	4	35.79	143.17

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Amenity Container for Q-Tips	Ea	4	35.79	143.17
Amenity Container for Q-Tips	Ea	4	35.79	143.17
FOH Wastebasket (with Metal Liner)	Ea	4	94.19	376.75
Dirty Linen Trolley with Stainless Steel Frame	Ea	4	941.88	3,767.50
Dirty Linen Trolley with Stainless Steel Frame	Ea	4	941.88	3,767.50
Dirty Linen Trolley with Stainless Steel Frame	Ea	4	941.88	3,767.50
Rubber Mixing Bowl	Ea	6	18.84	113.03
Rubber Mixing Bowl	Ea	6	18.84	113.03
Rubber Mixing Bowl	Ea	6	18.84	113.03
Chinese Lantern Ceramic Candle Holder	Ea	48	16.69	801.12
Water Jug for Foot Ritual	Ea	4	37.68	150.70
Mirrors	Ea	6	37.68	226.05
Sisal Brush	Ea	100	18.84	1,883.75
General Purpose Scissors tempered s/s 5.5" blade	Ea	6	28.26	169.54
Oval Jade Stones (for Eye Therapy)	Ea	12	9.42	113.03
Tweezers (slanted)	Ea	6	56.51	339.08
Ritual Inhalation Bowl	Ea	6	94.19	565.13
Inhalation Bowl Stand	Ea	6	56.51	339.08
Oil Pourer	Ea	12	122.44	1,469.33
Eye Pads	Ea	15	94.19	1,412.81
Eye Pad Cover	Ea	35	56.51	1,977.94
Room Occupied Door Symbol	Ea	12	56.51	678.15
Two-Step Folding Step Stool	Ea	1	56.51	56.51
Small Bowls for Ritual Platter	Ea	24	9.42	226.05
Ritual Platter (for Foot Ritual)	Ea	12	94.19	1,130.25
Cotton Pad Caddies for Trolleys	Ea	12	37.68	452.10

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Spatula Caddies for Trolleys	Ea	12	37.68	452.10
Poultice Steamer Spa	Ea	1	376.75	376.75
Poultice Steamer Spa	Ea	1	376.75	376.75
Bamboo - Barefoot Masters - Full Monty	Ea	4	122.44	489.78
Bamboo - Barefoot Masters - Middleman	Ea	4	75.35	301.40
Bamboo - Barefoot Masters - Half Pint	Ea	4	37.68	150.70
Bamboo - Barefoot Masters - Shorty	Ea	4	18.84	75.35
Thermo Jugs for Spa Treatment Rooms (Inhalation Bowl, Foot Ritual)	Ea	6	94.19	565.13
Tingsha Bells for Spa	Ea	6	65.93	395.59
Sub Total - Spa Treatment Rooms Equipment				**86,434.51**
Sluice Preparation Room Equipment				
Facial Steamer	Ea	1	4,709.38	4,709.38
Magnifying Lamp with Floor Stand	Ea	1	565.13	565.13
Spare Lamp for Magnifying Lamp	Ea	1	28.26	28.26
UV Sterilizer	Ea	1	847.69	847.69
Lash Tint Brush	Ea	1		
Lash Tint Bowl - Pyrex	Ea	1		
Lash Tint Tray	Ea	1		
Portable Couch (in-room massage)	Ea	2	911.72	1,823.43
Face Cradle for Portable Couch	Ea	2	1,681.79	3,363.59
Two-Step Folding Step Stool	Ea	1	56.51	56.51
Hot Water Vacuum Jug for Treatment Rooms	Ea	4	94.19	376.75
Stool for Pre-Natal Treatment	Ea	1	282.56	282.56
Sub Total - Sluice Preparation Room Equipment				**12,080.00**
Thermal Suites Equipment				
Wooden Tissue Box	Ea	2	94.19	188.38
Sub Total - Thermal Suites Equipment				**188.38**

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Janitor's Room Equipment				
Upright Dust Pan	Ea	2	47.09	94.19
Upright Dust Pan	Ea	2	47.09	94.19
Bucket	Ea	4	28.26	113.03
Dust Mop Frame	Ea	4	18.84	75.35
Snap on Handle	Ea	4	28.26	113.03
Chemical Caddy with Handle	Ea	2	37.68	75.35
Hand Scrub	Ea	4	18.84	75.35
High Duster	Ea	4	18.84	75.35
Trolley	Ea	1	753.50	753.50
Gripper Mop Handle	Ea	4	28.26	113.03
Wooden Floor Sign "Caution Wet-floor"	Ea	4	75.35	301.40
Sub Total - Janitor's Room Equipment				1,883.75
Plastic Emco Dispenser				
Plastic Hand Soap Bottle @ Vanity for Emco Dispenser	Ea	2	1.17	2.34
Plastic Hand Soap Bottle @ Vanity for Emco Dispenser	Ea	2	1.17	2.34
Plastic Hand Soap Bottle @ Basin & Toilet for Emco Dispenser	Ea	1	1.17	1.17
Plastic Hand Soap Bottle @ Vanity for Emco Dispenser	Ea	2	1.17	2.34
Plastic Hand Soap Bottle @ Basin & Toilet for Emco Dispenser	Ea	1	1.17	1.17
Plastic Hand Soap Bottle @ Basin & Toilet for Emco Dispenser	Ea	1	1.17	1.17

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Plastic Hand Lotion Bottle @ Vanity for Emco Dispenser	Ea	2	1.17	2.34
Plastic Hand Lotion Bottle @ Vanity for Emco Dispenser	Ea	2	1.17	2.34
Plastic Hair Shampoo Bottle @ Shower for Emco Dispenser	Ea	3	1.17	3.50
Plastic Hair Shampoo Bottle @ Shower for Emco Dispenser	Ea	3	1.17	3.50
Plastic Hair Shampoo Bottle @ Shower for Emco Dispenser	Ea	1	1.17	1.17
Plastic Hair Conditioner Bottle @ Shower for Emco Dispenser	Ea	3	1.17	3.50
Plastic Hair Conditioner Bottle @ Shower for Emco Dispenser	Ea	3	1.17	3.50
Plastic Bath & Shower Gel Bottle @ Shower for Emco Dispenser	Ea	3	1.17	3.50
Plastic Bath & Shower Gel Bottle @ Shower for Emco Dispenser	Ea	3	1.17	3.50
Plastic Bath & Shower Gel Bottle @ Shower for Emco Dispenser	Ea	1	1.17	1.17
Plastic Body Lotion Bottle @ Shower for Emco Dispenser	Ea	3	1.17	3.50
Plastic Body Lotion Bottle @ Shower for Emco Dispenser	Ea	3	1.17	3.50
Sub Total - Plastic Emco Dispenser				45.55
Miscellaneous				
Miscellaneous (Provision)		1		-
Sub Total - Miscellaneous				-
Sub Total				386,494.98
VAT, Warehousing, Logistics				
TOTAL - FITNESS CENTRE/SPA EQUIPMENT				386,494.98
LOGISTICS				
LOGISTICS FOR OPERATOR FF&E				
Provisional Sum				
Sub Total				50,000.00
VAT				
TOTAL - LOGISTICS FOR OPERATOR FF&E				50,000.00

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
OTHERS				
PETTY CASH				
Books - Business Center	Ea	1		-
Stethoscope	Ea	1		-
Sphygmomanometer for Adult	Ea	1		-
Sphygmomanometer for Obese	Ea	1		-
Monoyer Scales	Ea	2		-
Parinaud Scale	Ea	1		-
Berens Prism Bar	Ea	1		-
Red Lens Maddox	Ea	1		-
Reflex Hammer	Ea	1		-
Flashlight	Ea	3		-
Tongue Blade/Depressor	Ea	1		-
Multistix 8 Test Kit	Ea	1		-
Plasters	Ea	1		-
Lockable Filing Cabinets for Medical Records	Ea	1		-
First Aid Box	Ea	20		-
Clinic Medical Supplies	Ea	1		-
Clinic Equipment - Plastic Box (as Thermometer Sterilizer Case)	Ea	3		-
Clinic Equipment - Wash Basin	Ea	1		-
Clinic Equipment Cleanser	Ea	3		-
Clinic Equipment - Surgery Scissors (Straight Sharp End)	Ea	1		-
Clinic Equipment - Surgery Scissors (Straight)	Ea	1		-
Clinic Equipment - Forceps	Ea	20		-
Clinic Equipment - Eye Surgery Scissors (Straight End)	Ea	1		-
Clinic Equipment - Eye Surgery Scissors (Curve End)	Ea	1		-
Clinic Equipment - Cold/Hot Pack	Ea	3		-
Clinic Equipment - Sphygmomanometer	Ea	2		-

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
Clinic Equipment - Blood Pressure Watch	Ea	1		-
Clinic Equipment - Thermometer	Ea	30		-
Clinic Equipment - Stethoscope	Ea	2		-
Clinic Equipment - Tongue Depressor (Bamboo)	Ea	1		-
Clinic Equipment - Doctor Bag	Ea	1		-
Clinic Equipment - Exam Light	Ea	1		-
Clinic Equipment - Stainless Steel Box with Cover (without holes)	Ea	2		-
Clinic Equipment - Stainless Steel Box with Cover (with holes)	Ea	2		-
Clinic Equipment - Stainless Steel Box with Cover (without holes)	Ea	2		-
Clinic Equipment - Stainless Steel Saucer	Ea	1		-
Clinic Equipment - Stainless Steel Jar	Ea	4		-
Clinic Equipment - Walking Stick	Ea	2		-
Clinic Equipment - Latex Finger Cot - Thumb	Ea	3		-
Clinic Equipment - Latex Finger Cot - Middle Finger	Ea	2		-
Clinic Equipment - Sterilize Indicator (Pack)	Ea	1		-
Clinic Equipment - Urinal Pan	Ea	1		-
Clinic Equipment - Bed Pan	Ea	1		-
First Aid Box	Ea	36		-
Clinic Equipment - Leg Rest	Ea	2		-
First Aid Box Supplies - Cotton Ball	Ea	40		-
First Aid Box Supplies - Iodine Sterilizer	Ea	36		-
First Aid Box Supplies - Q-tips	Ea	50		-
First Aid Box Supplies - Bandages	Ea	160		-
First Aid Box Supplies - Eye Cleanser	Ea	3		-
Warmer Bag	Ea	1		-
Doctor Gown	Ea	5		-
Disposable Ear Nozzle for Infrared Ear Thermometer	Ea	2		-
Pillow - Tempur Pillow	Ea	10		-
Pillow - Buckwheat Pillow	Ea	10		-
Sub Total				**5,500.00**
VAT				
TOTAL - OFFE& PETTY CASH				**5,500.00**

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
SHELVINGS & CABINETS				
Shelvings	Ea	1	941.88	941.88
Shelvings	Ea	1	1,883.75	1,883.75
Shelvings	Ea	1	941.88	941.88
Shelvings	Ea	1	2,825.63	2,825.63
Shelvings	Ea	1	941.88	941.88
Shelvings	Ea	1	941.88	941.88
Shelvings	Ea	1	941.88	941.88
Shelvings	Ea	1	941.88	941.88
Shelvings	Ea	1	941.88	941.88
Shelvings	Ea	1	2,825.63	2,825.63
Shelvings	Ea	1	941.88	941.88
Shelvings	Ea	1	2,825.63	2,825.63
Shelvings	Ea	1	941.88	941.88
Shelvings	Ea	1	941.88	941.88
Shelvings	Ea	1	2,825.63	2,825.63
Shelving for Wine Storage	Ea	3	1,883.75	5,651.25
Sub Total				**28,256.25**
VAT				
TOTAL - SHELVINGS & CABINET				**28,256.25**
MATERIALS HANDLING				
Materials Truck; Hand Truck	Ea	12	376.75	4,521.00
Materials Truck; Hand Truck	Ea	2	188.38	376.75
Materials Truck; Hydraulic Pallet Truck	Ea	4	941.88	3,767.50
Materials Truck; Hydraulic Pallet Truck	Ea	2	1,130.25	2,260.50
Materials Truck; Platform Truck	Ea	12	1,130.25	13,563.00
Materials Truck; Platform Truck	Ea	3	941.88	2,825.63
Materials Handling Trolley	Ea	2	188.38	376.75
Sub Total				**27,691.13**
VAT				
TOTAL - MATERIALS HANDLING				**27,691.13**
TRANSPORTATION				
Purchasing Van	Ea	1	56,512.50	56,512.50
Duties for the Purchasing Van	Ea	1	3,767.50	3,767.50
Car Insurance for the Purchasing Van	Ea	1	941.88	941.88

Operator FF&E Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) USD
License and Registration Fee for the Purchasing Van	Ea	1	1,883.75	1,883.75
Modification to Air-Conditioner for the Purchasing Van	Ea	1	3,767.50	3,767.50
Modification to the Back Storage Area for the Purchasing Van	Ea	1	1,883.75	1,883.75
Re-painting for the Purchasing Van	Ea	1	1,883.75	1,883.75
Hotel Logo Print for the Purchasing Van	Ea	1	941.92	941.92
Sub Total				**71,582.54**
VAT, Warehousing, Logistics				
TOTAL - TRANSPORTATION				**71,582.54**
GENERAL MANAGER'S APARTMENT EQUIPMENT				
Provisional Sum	Ea	1	6,600.00	6,600.00
Sub Total				**6,600.00**
VAT, Warehousing, Logistics				
TOTAL - GENERAL MANAGER'S APARTMENT				**6,600.00**

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
LINEN - GUESTROOM				
``	Ea	385	82.71	31,844.58
Bedsheet - Twin/Queen	Ea	110	70.23	7,725.71
Bedsheet - Hollywood King	Ea	15	100.74	1,511.05
Bedsheet - Sofabed / Stowaway Bed	Ea	150	67.71	10,155.97
Duvet Cover - Super King	Ea	385	214.60	82,620.93
Duvet Cover - Twin	Ea	110	185.86	20,444.58
Duvet Cover - Hollywood King	Ea	15	237.95	3,569.28
Duvet Cover - Stowaway Bed	Ea	24	160.14	3,843.28
Duvet Cover - Sofabed	Ea	120	152.71	18,325.42
Pillow Case (Back Side)	Ea	1,000	38.73	38,731.41
Pillow Case (Front Side)	Ea	1,500	25.70	38,555.09
Pillow Protector	Ea	1,000	2.94	2,938.65
Bag for Extra Pillow	Ea	120	8.03	963.88
Turndown Bedside Mat	Ea	650	39.18	25,468.30
Cocktail Napkin	Ea	2,320	5.39	12,499.06
Amenity Fruit Napkin	Ea	1,000	9.44	9,442.86
Bath Towel	Ea	1,500	14.87	22,304.35
Hand Towel	Ea	2,000	3.74	7,483.76
Face Towel	Ea	2,000	1.00	1,998.28
Bathroom Vanity Mat	Ea	450	1.96	881.60
Large Bath Mat @ Bathtub	Ea	600	8.91	5,348.34
Regular Bath Mat @ Shower Stall	Ea	750	35.85	26,888.65
Regular Bath Mat @ Powder Room	Ea	80	6.23	498.40
Dreamsoft Bathrobe - Female (Medium)	Ea	550	54.56	30,008.51
Dreamsoft Bathrobe - Male (Large)	Ea	550	54.56	30,008.51
Dreamsoft Bathrobe - Extra Large	Ea	100	57.48	5,748.00
Dreamsoft Bathrobe - XXtra Large	Ea	12	59.01	708.10
Spa Pique Robe - Female - Medium @ Guestroom	Ea	550	59.13	32,519.10
Spa Pique Robe - Male - Large @ Guestroom	Ea	550	61.32	33,725.91
Spa Pique Robe, Extra Large @ Guestroom	Ea	10	61.91	619.08
Pillow - Feather King	Ea	231	76.21	17,604.28
Pillow - Feather King (Compartment)	Ea	231	52.80	12,196.28
Pillow - Non Allergic King	Ea	121	21.35	2,583.86
Feather Duvet - Super King	Ea	81	264.28	21,406.89
Feather Duvet - Twin	Ea	23	185.92	4,276.13
Feather Duvet - Hollywood King	Ea	2	309.34	618.68
Feather Duvet - Stowaway Bed	Ea	8	146.74	1,173.89
Feather Duvet - Sofabed	Ea	32	146.74	4,695.57
Non Allergy Duvet - Super King	Ea	2	134.98	269.96
Non Allergy Duvet - Twin	Ea	6	97.76	586.55
Blanket - Wool (King)	Ea	6	78.36	470.18
Blanket - Wool (Twin)	Ea	6	48.98	293.87
Feather Bed - Super King	Ea	81	176.36	14,285.01
Feather Bed - Twin	Ea	23	104.85	2,411.57
Feather Bed - Hollywood King	Ea	2	204.12	408.24
Feather Bed - Stowaway Bed	Ea	8	77.85	622.84
Feather Bed - Sofabed	Ea	32	102.15	3,268.72
Mattress Pad Protector - Super King	Ea	81	39.50	3,199.13
Mattress Pad Protector - Twin	Ea	23	27.25	626.77

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Mattress Pad Protector - Hollywood King	Ea	5	52.19	260.95
Mattress Pad Protector - Stowaway Bed	Ea	8	20.96	167.70
Mattress Pad Protector - Sofabed	Ea	32	20.96	670.80
Freight for Feather Beds & Mattress Protectors	Ea	1	278.30	278.30
Duvet for Baby Crib	Ea	10	37.49	374.87
Pillow for Baby Crib	Ea	10	16.77	167.65
Baby Linen - Square Cloth	Ea	50	7.54	376.75
Baby Linen - Baby Bib	Ea	50	1.88	94.19
Baby Linen - Baby Toweling	Ea	50	5.65	282.56
Baby Linen - 6" Bear Slippers	Ea	50	1.88	94.19
Baby Linen - 8" Bear Slippers	Ea	50	1.88	94.19
Baby Linen - 19" Children's Bathrobe	Ea	15	9.42	141.28
Baby Linen - 23" Children's Bathrobe	Ea	15	9.42	141.28
Baby Linen - 31" Children's Bathrobe	Ea	15	11.30	169.5
Baby Linen - 36" Children's Bathrobe	Ea	15	15.07	226.05
Baby Linen - 41" Children's Bathrobe	Ea	15	18.84	282.56
Cotton Laundry Bag	Ea	1,250	4.14	5,180.31
Ironing Sheet	Ea	100	0.94	94.19
Glass Cleaning Cloth	Ea	500	1.88	941.88
Microfiber Cleaning Cloth for Toilet; Yellow	Ea	500	3.77	1,883.75
Microfiber Cleaning Cloth for Floor; Blue	Ea	500	3.77	1,883.75
Microfiber Cleaning Cloth for Basin & Bathtub; Green	Ea	500	3.77	1,883.75
Microfiber Cleaning Cloth for Dusting; Pink	Ea	500	3.77	1,883.75
Suede Cleaning Cloth for Lacquer	Ea	150	3.77	565.13
				(27,278.43)
Sub Total				**589,240.01**
VAT				
TOTAL - LINEN - GUESTROOM				**589,240.0**
LINEN - PUBLIC AREAS				
Hand Towel	Ea	1,500	1.88	2,825.63
Cold Towel	Ea	125	0.96	120.09
Sub Total				**2,945.71**
VAT				
TOTAL - LINEN - PUBLIC AREAS				**2,945.71**
LINEN - F&B				
Shawl - Cashmere	Ea	30	94.19	2,825.63
	Ea			
Placemats	Ea	2,400	28.26	67,815.00
Table Napkin	Ea	2,400	18.84	45,210.00
Cocktail Napkin	Ea	1,000	5.65	5,651.25

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Table Napkin	Ea	1,080	18.84	20,344.50
Cocktail Napkin	Ea	360	5.65	2,034.45
Placemats	Ea	1,080	28.26	30,516.75
Table Napkin	Ea	1,080	18.84	20,344.50
Cocktail Napkin	Ea	540	5.65	3,051.68
Square Table Cloth - Square of 4's	Ea	450	56.51	25,430.63
Round Table Cloth - Round of 6's	Ea	30	75.35	2,260.50
Round Table Cloth - Round of 8's	Ea	30	94.19	2,825.63
Round Table Cloth - Round of 10's	Ea	30	131.86	3,955.88
Square Melton Pad - Square of 4's	Ea	30	37.68	1,130.25
Round Molton Pad - Round of 6's	Ea	4	75.35	301.40
Round Molton Pad - Round of 8's	Ea	4	113.03	474.71
Round Molton Pad - Round of 10's	Ea	4	150.70	632.94
Cold Towel	Ea	255	0.96	244.98
Cold Towel	Ea	408	0.96	391.97
Cold Towel	Ea	300	0.96	288.21
Cold Towel	Ea	184	0.96	176.77
Cloth Coasters	Ea	510	0.94	480.36
Table Napkin	Ea	800	18.84	15,070.00
Cocktail Napkin	Ea	400	5.65	2,260.50
Square Table Cloth - for 915x1083x760H mm service table	Ea	600	56.51	33,907.50
Rectangular Molton Pad - for 915x1083x760H mm service table	Ea	75	37.68	2,825.63
Tray Cloth - for 568x420x60mm Room Service Wooden Tray	Ea	250	9.42	2,354.69
Round Table Cloth - for 900mm dia. x 1200mmH Cocktail Table - Burgundy	Ea	22	75.35	1,657.70
Round Table Cloth - for 900mm dia. x 1200mmH Cocktail Table - Beige	Ea	13	75.35	994.62
Round Table Cloth - for 900mm dia. x 1200mmH Cocktail Table - White	Ea	22	75.35	1,657.70
Table Napkin - White	Ea	2,736	18.84	51,539.40
Table Napkin - Burgundy	Ea	1,368	18.84	25,769.70

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Table Napkin - Beige	Ea	1,368	18.84	25,769.70
Cocktail Napkin	Ea	2,280	5.65	12,884.85
White Gloves	Ea	200	1.88	376.75
Table Skirting - for L1830 x W760 x H760 mm buffet table - White	Ea	24	75.35	1,808.40
Table Skirting - for L1830 x W760 x H760 mm buffet table - Gold	Ea	12	75.35	904.20
Table Skirting - for L1830 x W760 x H760 mm buffet table - Red	Ea	12	75.35	904.20
Table Skirting Clips	Ea	100	3.77	376.75
Square Table Underlay - for 1830mm dia. x 760mmH Table	Ea	22	37.68	828.85
Square Table Underlay - for 1830mm dia. x 760mmH Table	Ea	93	37.68	3,503.78
Square Table Underlay - for 1530mm dia. x 760mmH Table	Ea	62	37.68	2,335.85
Square Table Underlay - for 1530mm dia. x 760mmH Table	Ea	62	37.68	2,335.85
Rectangular Conference Felt - for L1830 x W450 x H760 mm Conference Table	Ea	62	56.51	3,503.78
Rectangular Conference Felt - for L1830 x W450 x H760 mm Conference Table	Ea	62	56.51	3,503.78
Round Molton Pad - for 1830mm dia. x 760mmH Table	Ea	26	37.68	979.55
Square Molton Pad - for 1530mm dia. x 760mmH Table	Ea	13	37.68	489.78
Round Molton Pad - for 900mm dia. x 1200mmH Cocktail Table	Ea	13	28.26	367.33
Round Molton Pad - for 900mm dia. x 1200mmH Cocktail Table	Ea	13	28.26	367.33
Banquet Chair Cover - Colour 1	Ea	192	56.51	10,850.40

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Banquet Chair Cover - Colour 2	Ea	192	56.51	10,850.40
Banquet Chair Cover Accessories #1	Ea	192	56.51	10,850.40
Banquet Chair Cover Accessories #2	Ea	192	56.51	10,850.40
Banquet Chair Cover Accessories #3	Ea	192	56.51	10,850.40
Anti Tarnish Cover for Chafing Dish	Ea	20	18.84	376.75
Anti Tarnish Cover for Chafing Dish	Ea	12	18.84	226.05
Anti Tarnish Cover for Chafing Dish	Ea	12	19.59	235.09
Anti Tarnish Cover for Chafing Dish	Ea	6	18.84	113.03
Anti Tarnish Cover for Soup Station	Ea	8	18.84	150.70
Anti Tarnish Cover for Coffee Urn	Ea	2	18.84	37.68
Anti Tarnish Cover for Hot Water Urn	Ea	2	18.84	37.68
Anti Tarnish Cover for Sauce Terrine from Hyperlux	Ea	15	18.84	282.56
Anti Tarnish Cover for Portable Heat Lamp (Single)	Ea	12	18.84	226.05
Anti Tarnish Cover for Carving Board with Heat Lamp	Ea	6	18.84	113.03
Anti Tarnish Cover for Hyperlux 2-Light Heat Lamp	Ea	2	18.84	37.68
Anti Tarnish Cover for Soup Station Bottom Ring	Ea	4	18.84	75.35
Anti Tarnish Cover for Coffee and Tea Urn	Ea	2	18.84	37.68
Anti Tarnish Cover for Dish Out Cover	Ea	20	18.84	376.75
Glass Cleaning Cloth	Ea	500	3.77	1,883.75
Table Cleaning Cloth	Ea	500	3.77	1,883.75

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Steward's Cleaning Cloth	Ea	700	5.65	3,955.88
Suede Cleaning Cloth for Lacquer	Ea	30	7.54	226.05
Suede Cleaning Cloth for Lacquer	Ea	10	7.54	75.35
Kitchen Cloth	Ea	500	1.88	941.88
Kitchen Cloth	Ea	800	1.88	1,507.00
Kitchen Cloth	Ea	100	1.88	188.38
Miscellaneous				6,473.25
Sub Total				**513,892.49**
VAT				
TOTAL - LINEN - F&B				**513,892.49**
LINEN - SPA				
Bath Sheet	Ea	600	45.00	27,001.67
Bath Towel	Ea	300	25.88	7,764.8[illegible]
Hand Towel	Ea	500	3.99	1,996.78
Bath Mat	Ea	240	7.12	1,708.94
Wash and Face Towel	Ea	300	1.73	519.92
Toweling Mitts	Ea	300	1.68	502.96
Fitted Bedsheet	Ea	50	29.90	1,494.76
Single Duvet Cover	Ea	40	43.23	1,729.28
Single Duvet (Non Allergy)	Ea	20	35.60	712.06
Face Cradle Cover	Ea	20	6.69	133.75
Operational Bolster Pillow Cover	Ea	35	12.36	432.5[illegible]
Operational Bolster Pillow	Ea	5	6.88	34.38
Headband	Ea	100	5.65	565.13
Thai Pajamas (Small)	Ea	20	56.51	1,130.25
Thai Pajamas (Medium)	Ea	30	56.51	1,695.38
Thai Pajamas (Large)	Ea	40	56.51	2,260.50
Thai Pajamas (XLarge)	Ea	40	56.51	2,260.50
Thai Pajamas (XXLarge)	Ea	20	56.51	1,130.25
Fitted Terry Sheet	Ea	240	36.34	8,721.01
Duvet Cover	Ea	32	150.70	4,822.40
Single Duvet (Non Allergy)	Ea	3	35.60	106.81

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
V-Style Pillow Cover	Ea	80	40.54	3,243.06
V-Style Pillow	Ea	9	23.55	211.92
Freight for V-Style Pillows & Operational Bolster Pillows	Ea	1	201.75	201.75
Headphone Bag	Ea	24	3.77	90.42
Headphone Disposable Cover for Headphone	Ea	1,000	0.09	94.19
Headphone Disposable Cover for Headphone	Ea	1,000	0.09	94.19
Bath Towel	Ea	200	25.88	5,176.55
Hand Towel	Ea	80	3.99	319.48
Wash and Face Towel	Ea	30	1.73	51.99
Spa Pique Robes (Small)	Ea	40	53.12	2,124.87
Spa Pique Robes (Medium)	Ea	100	54.97	5,496.78
Spa Pique Robes (Large)	Ea	60	56.49	3,389.62
Spa Pique Robes (Extra Large)	Ea	10	58.96	589.61
Spa Piquet Robes (XX Large)	Ea	5	68.15	340.77
Bath Towel	Ea	300	17.97	5,391.29
Hand Towel	Ea	200	4.75	949.41
Wash and Face Towel	Ea	80	0.96	76.86
Bath Mat	Ea	90	5.99	539.13
Gym Towel (Sports long)	Ea	150	3.62	542.52
Pool Towels	Ea	300	17.97	5,391.29
Rubber Slippers (for Kids)	Ea	50	2.45	122.44
Rubber Slippers (for Ladies - 7")	Ea	50	2.45	122.44
Rubber Slippers (for Ladies - 8")	Ea	70	2.45	171.42
Rubber Slippers (for Ladies - 9")	Ea	260	2.83	734.66

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Rubber Slippers (for Ladies/Men - 10")	Ea	270	2.83	762.92
Rubber Slippers (for Men - 11")	Ea	250	2.83	706.41
Rubber Slippers (for Men - 12")	Ea	50	3.20	160.12
Sub Total				**103,820.15**
VAT				
TOTAL - LINEN - SPA				**103,820.15**
LINEN - STAFF FACILITIES				
Staff Bath Towel	Ea	1,000	5.65	5,651.25
Shower Curtains for Staff Lockers	Ea	30	18.84	565.13
Sub Total				**6,216.38**
VAT				
TOTAL - LINEN - STAFF FACILITIES				**6,216.38**
Sub Total - Linen				**1,216,114.74**
VAT				-
TOTAL - LINEN				**1,216,114.74**
CHINAWARES - THE LOBBY				
rim soup plate (deep plate)	Ea	150	39.56	5,933.81
oatmeal bowl	Ea	150	53.69	8,053.03
dinner plate (flat plate)	Ea	200	62.16	12,432.75
dinner plate (flat plate)	Ea	200	42.38	8,476.88
pasta plate (deep plate)	Ea	150	117.73	17,660.16
bouillon cup	Ea	150	32.97	4,944.84
saucer for bouillon cup	Ea	150	16.01	2,401.78
high tea stand plate (flat plate)	Ea	150	34.85	5,227.41
bread & butter plate	Ea	200	27.31	5,462.88
breakfast cup	Ea	150	37.68	5,651.25
saucer for breakfast cup	Ea	150	16.01	2,401.78
coffee/tea cup	Ea	200	32.97	6,593.13
saucer for coffee/tea cup	Ea	200	16.01	3,202.38
espresso cup	Ea	80	27.31	2,185.15
saucer for espresso cup	Ea	80	13.19	1,054.90
egg cup	Ea	48	32.59	1,564.27
butter dish	Ea	500	67.25	33,624.94
ashtray	Ea	50	5.46	273.14
Chinese soup bowls, with lid & saucer	Ea	48	124.33	5,967.72

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Peninsula Chinese Rest. Standard - Tea Pot with Lid (China)	Ea	12	100.01	1,200.10
Asian Set	Ea	50	188.38	9,418.75
Sub Total				**143,731.03**
VAT				
TOTAL - CHINAWARES - THE LOBBY				**143,731.03**
CHINAWARES - OUTDOOR TERRACE				
rim soup plate (deep plate)	Ea	120	39.56	4,747.05
oatmeal bowl	Ea	72	53.69	3,865.46
dinner plate (flat plate)	Ea	120	62.16	7,459.65
dinner plate (flat plate)	Ea	120	42.38	5,086.13
pasta plate (deep plate)	Ea	120	117.73	14,128.13
bouillon cup	Ea	90	32.97	2,966.91
saucer for bouillon cup	Ea	70	16.01	1,120.83
high tea stand plate (flat plate)	Ea	90	34.85	3,136.44
bread & butter plate	Ea	120	27.31	3,277.73
breakfast cup	Ea	90	37.68	3,390.75
saucer for breakfast cup	Ea	90	16.01	1,441.07
coffee/tea cup	Ea	120	32.97	3,955.88
saucer for coffee/tea cup	Ea	120	16.01	1,921.43
espresso cup	Ea	80	27.31	2,185.15
saucer for espresso cup	Ea	80	13.19	1,054.90
egg cup	Ea	48	32.59	1,564.27
butter dish	Ea	300	67.25	20,174.96
Miscellaneous	Ea	1	21,723.06	21,723.06
Sub Total				**103,199.77**
VAT				
TOTAL - CHINAWARES - OUTDOOR TERRACE				**103,199.77**
CHINAWARES - SPECIALITY RESTAURANT				

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
rim soup plate (deep plate)	Ea	90	39.56	3,560.29
oatmeal bowl	Ea	90	53.69	4,831.82
dinner plate (flat plate)	Ea	120	62.16	7,459.65
dinner plate (flat plate)	Ea	120	42.38	5,086.13
pasta plate (deep plate)	Ea	90	117.73	10,596.09
bouillon cup	Ea	90	32.97	2,966.91
saucer for bouillon cup	Ea	90	16.01	1,441.07
high tea stand plate (flat plate)	Ea	90	34.85	3,136.44
bread & butter plate	Ea	120	27.31	3,277.73
breakfast cup	Ea	90	37.68	3,390.75
saucer for breakfast cup	Ea	90	16.01	1,441.07
coffee/tea cup	Ea	120	32.97	3,955.88
saucer for coffee/tea cup	Ea	120	16.01	1,921.43
espresso cup	Ea	80	27.31	2,185.15
saucer for espresso cup	Ea	80	13.19	1,054.90
egg cup	Ea	48	32.59	1,564.27
butter dish	Ea	500	67.25	33,624.94
ashtray	Ea	50	5.46	273.14
Miscellaneous	Ea	1	16,080.38	16,080.38
Sub Total				**107,848.01**
VAT				
TOTAL - CHINAWARES - SPECIALTY				**107,848.01**
CHINAWARES - BANQUET & OUTDOOR MARQUEE				
show plate	Ea	285	39.56	11,274.24
rim soup plate (deep plate)	Ea	380	53.69	20,401.01
dinner plate (flat plate)	Ea	380	62.16	23,622.23
dinner plate (flat plate)	Ea	380	42.38	16,106.06

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
pasta plate (deep plate)	Ea	380	117.73	44,739.06
bouillon cup	Ea	285	32.97	9,395.20
saucer for bouillon cup	Ea	380	16.01	6,084.51
bread & butter plate	Ea	570	27.31	15,569.19
coffee/tea cup	Ea	380	32.97	12,526.94
saucer for coffee/tea cup	Ea	475	16.01	7,605.64
espresso cup	Ea	228	27.31	6,227.68
saucer for espresso cup	Ea	380	13.19	5,010.78
butter dish	Ea	380	67.25	25,554.95
Peninsula Standard Ceramic Ashtray	Ea	100	5.46	546.29
Soup Tureen, China with handle	Ea	20	86.28	1,725.52
Buffet Platters - 31 cm Square Platter	Ea	12	126.91	1,522.90
Buffet Platters - 11 cm Square Bowl	Ea	24	35.79	858.99
Buffet Platters - 50 cm Leaf Bowl	Ea	16	453.61	7,257.71
Buffet Platters - 36 cm Leaf Bowl	Ea	16	483.46	7,735.43
Buffet Platters - Shell Dish (White)	Ea	12	87.59	1,051.13
Buffet Platters - Peach Box (White)	Ea	12	58.21	698.49
Buffet Platters - Amusement Spoon	Ea	199	72.34	14,394.86

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Buffet Platters - 33 cm Oblong Bowl	Ea	16	226.24	3,619.81
Buffet Platters - Granite Cup	Ea	120	41.82	5,018.31
Buffet Platters - 25 cm Large Bowl	Ea	24	111.71	2,680.95
Buffet Platters - 19.5 cm Medium Bowl	Ea	32	86.28	2,760.82
Buffet Platters - 14 cm Small Bowl	Ea	20	43.33	866.53
Buffet Platters - 58 cm Buffet Platter	Ea	16	289.44	4,631.01
Buffet Platters - 48 cm Oblong Tray	Ea	16	289.44	4,631.01
Buffet Platters - 60 cm Fish Tray	Ea	12	327.21	3,926.49
Buffet Platters - 46 cm Buffet Tray	Ea	12	461.90	5,542.75
Buffet Platters - 46 cm Buffet Bowl	Ea	16	226.24	3,619.81
Buffet Platters - 51 cm Buffet Single Tray	Ea	12	461.90	5,542.75
Buffet Platters - 40 cm Buffet Single Tray	Ea	12	189.60	2,275.19
High Foot Cup	Ea	200	27.69	5,538.23
Old Coin Shape Cup	Ea	200	32.49	6,498.94
Square Bowl	Ea	100	26.18	2,618.41
Round Cup	Ea	100	27.50	2,750.28
Ceramic Carafe	Ea	10	56.51	565.13
Shallow Dish	Ea	12	474.71	5,696.46

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Sauce Boat	Ea	16	86.28	1,380.41
Mini Hors doeuvres	Ea	200	82.70	16,539.33
Mini Square Plate	Ea	200	54.44	10,888.08
Small Cocotte	Ea	200	85.33	17,066.78
Passing Tray	Ea	32	82.13	2,628.21
Savory Amenity Tray	Ea	12	130.36	1,564.27
Porcelain Insert for Round Chafing Dishes	Ea	48	56.51	2,712.60
Porcelain Insert for Round Chafing Dishes	Ea	24	94.19	2,260.50
Porcelain Insert for Round Chafing Dishes	Ea	12	56.51	678.15
Porcelain Insert for GN 1/1 Chafing Dishes	Ea	24	56.51	1,356.30
Porcelain Insert for GN 1/2 Chafing Dishes	Ea	28	56.51	1,582.35
				(29,299.16)
Sub Total				**338,049.50**
VAT				
TOTAL - CHINAWARES - BANQUET & OUTDOOR				**338,049.50**
CHINAWARES - THE BAR				
Peninsula Standard Ceramic Ashtray	Ea	40	5.46	218.52
snack plate	Ea	40	15.07	602.80
sharing plate	Ea	60	18.84	1,130.25
coffee/tea cup	Ea	30	60.28	1,808.40
saucer for coffee/tea cup	Ea	30	47.09	1,412.81
espresso cup	Ea	30	56.51	1,695.38
espresso cup saucer	Ea	30	47.09	1,412.81
Miscellaneous	Ea	1	3,767.50	3,767.50
Sub Total				**12,048.47**
VAT				
TOTAL - CHINAWARES - THE BAR				**12,048.47**

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
CHINAWARES - POOL BAR				
plate, dinner	Ea	18	28.26	508.61
plate, dessert/salad	Ea	81	11.30	915.50
plate, bread & butter	Ea	162	4.71	762.92
plate, salad/soup/pasta	Ea	81	18.84	1,525.84
bowl, cereal	Ea	36	9.42	339.08
cup, tea/coffee	Ea	18	94.19	1,695.38
saucer, tea/coffee cup	Ea	18	94.19	1,695.38
cup, soup	Ea	18	5.65	101.72
bowl, fruit	Ea	81	5.65	457.75
butter pad	Ea	60	3.77	226.05
food service tray, round	Ea	5	18.84	94.19
Sub Total				**8,322.41**
VAT				
TOTAL - CHINAWARES - POOL BAR				**8,322.41**
CHINAWARES - ROOM SERVICE				
shaker, pepper	Ea	30	33.91	1,017.23
shaker, salt	Ea	30	33.91	1,017.23
rim soup plate (deep plate)	Ea	30	50.86	1,525.84
oatmeal bowl	Ea	20	43.33	866.53
dinner plate (flat plate)	Ea	60	71.58	4,294.95
dinner plate (flat plate)	Ea	60	52.75	3,164.70
pasta plate (deep plate)	Ea	60	75.35	4,521.00
bouillon cup	Ea	50	41.44	2,072.13
saucer for bouillon cup	Ea	50	41.44	2,072.13
bread & butter plate	Ea	150	35.79	5,368.69
breakfast cup	Ea	40	41.44	1,657.70
saucer for breakfast cup	Ea	40	41.44	1,657.70
coffee/tea cup	Ea	50	33.91	1,695.38
saucer for coffee/tea cup	Ea	50	33.91	1,695.38
espresso cup	Ea	30	28.26	847.69
saucer for espresso cup	Ea	20	32.02	640.48
egg cup	Ea	30	41.44	1,243.28
butter dish	Ea	50	32.02	1,601.19
Tableware for Kids - Soup Spoon	Ea	20	18.84	376.75
Tableware for Kids - Cup	Ea	20	18.84	376.75
Tableware for Kids - Bowl	Ea	20	18.84	376.75
Tableware for Kids - Fork & Spoon Set	Ea	20	18.84	376.75
Tableware for Kids - Section Plate	Ea	20	18.84	376.75
Tableware for Kids - Round Soup Plate	Ea	20	18.84	376.75
Miscellaneous	Ea	1	4,709.38	4,709.38
Sub Total				**43,929.05**
VAT				
TOTAL - CHINAWARES - ROOM SERVICE				**43,929.05**

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
CHINAWARES - GUEST ROOM				
Peninsula Standard Ceramic Ashtray	Ea	120	5.46	655.55
coffee/tea cup	Ea	211	32.33	6,827.07
coffee/tea cup saucer	Ea	211	16.45	3,473.21
fruit plate	Ea	211	20.40	4,308.69
Peninsula Standard Welcome Tea Set - Tea Pot	Ea	132	34.43	4,545.41
Peninsula Standard Welcome Tea Set - Tea Pot Lid (Spares)	Ea	132	5.46	721.10
Peninsula Standard Welcome Tea Set - Tea Filter	Ea	132	3.86	509.74
Peninsula Standard Welcome Tea Set - Tea Cup	Ea	264	3.41	900.13
Peninsula Standard Welcome Tea Set - Tea Caddy	Ea	132	15.80	2,086.22
Peninsula Standard Welcome Tea Set - Wash Dish	Ea	132	3.28	432.66
Peninsula Standard Welcome Tea Set - Tea Tray	Ea	132	19.03	2,511.42
Peninsula Standard Welcome Tea Set - Tea Spoon	Ea	176	2.47	434.32
Spares - Peninsula Standard Welcome Tea Set @ Guestroom	Ea	5		-
Miscellaneous	Ea	1	2,210.73	2,210.73
Sub Total				**29,616.25**
VAT				
TOTAL - CHINAWARES - GUEST ROOM				**29,616.25**
CHINAWARES - OTHERS				
Sub Total				**-**
VAT				
TOTAL - CHINAWARES - OTHERS				**-**
Sub Total - Chinawares				**786,744.48**
VAT				
TOTAL - CHINAWARES				**786,744.48**
GLASSWARES				
GLASSWARES - THE LOBBY				
brandy snifter	Ea	24	10.38	249.11
beer - Pilsner	Ea	48	7.21	346.31
champagne flute	Ea	50	11.53	576.43
martini	Ea	36	8.48	305.17
margarita	Ea	36	13.22	476.06
hurricane	Ea	24	7.52	180.39
tumbler (high ball) - water, iced tea, pina collada, soft drinks	Ea	250	7.80	1,949.68

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
tumbler for hot beverages	Ea	24	11.72	281.21
sherry	Ea	24	9.32	223.79
red wine - Burgundy	Ea	24	11.53	276.69
red wine - Bordeaux	Ea	80	11.53	922.28
white wine	Ea	80	10.78	862.00
old fashioned/rock	Ea	80	7.50	599.79
shot glass/shooter	Ea	30	6.82	204.58
Glass Tea Pot for Chinese Flowery Jasmine Tea	Ea	8	94.19	753.50
Glass Tea Cup with Saucer	Ea	16	18.84	301.40
carafe, 250ml	Ea	20	38.64	772.71
carafe, 125ml	Ea	20	28.50	570.02
decanter	Ea	4	131.86	527.45
decanter	Ea	2	131.86	263.73
Votive Glass Candle Holder	Ea	30	242.57	7,277.11
Glass Cleaner	Ea	1	4,521.00	4,521.00
Sub Total				**22,440.40**
VAT				
TOTAL - GLASSWARES - THE LOBBY				**22,440.40**
GLASSWARES - OUTDOOR TERRACE				
brandy snifter	Ea	12	10.38	124.55
beer - Pilsner	Ea	70	7.21	505.03
champagne flute	Ea	60	11.53	691.71
martini	Ea	40	8.48	339.08
margarita	Ea	40	13.22	528.96
hurricane	Ea	15	7.52	112.7
tumbler (high ball) - water, iced tea, pina collada, soft drinks	Ea	350	7.80	2,729.55
tumbler for hot beverages	Ea	48	11.72	562.41
sherry	Ea	47	9.32	438.25
red wine - Burgundy	Ea	36	11.53	415.03
red wine - Bordeaux	Ea	100	11.53	1,152.86
white wine	Ea	100	10.78	1,077.51
old fashioned/rock	Ea	100	7.50	749.73
shot glass/shooter	Ea	24	6.82	163.66
carafe, 250ml	Ea	24	38.64	927.26
carafe, 125ml	Ea	24	28.50	684.03

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
decanter	Ea	2	131.86	263.73
decanter	Ea	2	131.86	263.73
Sub Total				**11,729.81**
VAT				
TOTAL - GLASSWARES - OUTDOOR TERRACE				**11,729.81**
GLASSWARES - BANQUET & OUTDOOR MARQUEE				
water goblet	Ea	475	11.53	5,476.06
brandy snifter	Ea	60	10.38	622.77
beer - Pilsner	Ea	200	7.21	1,442.95
champagne flute	Ea	300	11.53	3,458.57
martini	Ea	50	8.48	423.84
tumbler (high ball) - water, iced tea, pina collada, soft drinks	Ea	475	7.80	3,704.39
sherry	Ea	80	9.32	745.97
red wine - Burgundy	Ea	120	11.53	1,383.43
red wine - Bordeaux	Ea	475	11.53	5,476.06
white wine	Ea	475	10.78	5,118.15
old fashioned/rock	Ea	200	7.50	1,499.47
shot glass/shooter	Ea	100	6.82	681.92
decanter	Ea	6	131.86	791.18
decanter	Ea	6	131.86	791.18

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Oval Snack Dish	Ea	16		-
Oval Snack Dish	Ea	16		-
S-shape Platter	Ea	6		-
S-shape Platter	Ea	6		-
S-shape Platter	Ea	6		-
Long Oval Salad Bowl	Ea	2		-
Rectangular Wavy Platter	Ea	10		-
Oval Dish w/ Straight Ends	Ea	24		-
Opened Tube	Ea	8		-
Square Wavy Rim Dish	Ea	200		-
Circular Display w/ 15 Supports	Ea	2		-
Set of Panels	Ea	1		-
Platter	Ea	8		-
Platter	Ea	8		-
Bent Rectangle Stool	Ea	6		-
Bent Rectangle Stool	Ea	6		-
Bent Rectangle Stool	Ea	6		-
Set of Dishes	Ea	10		-

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Small Food Stand	Ea	2		-
Steps Frosted	Ea	2		-
Fruit Plate	Ea	5		-
Fruit Plate	Ea	24		-
Desserts & Savory Presentations	Ea	24		-
Juice Amenities & Soups	Ea	32		-
Glass for Signature Hot Chocolate	Ea	12		-
Glass for Buffets & Pass Around	Ea	200		-
Cicular Display Set	Ea	2		-
Extra Glass Set	Ea	1		-
Rectangular Flat Tile Flower	Ea	12		-
Lollipop Stand	Ea	32		-
Butter Plate	Ea	40		-
Inlet Tray	Ea	24		-
Platter	Ea	20		-
Caviar Tray	Ea	16		-
Rectangular Flat Tile Flower	Ea	16		-
Food Cone Stand	Ea	12		-

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Glass Cleaner	Ea	1	4,521.00	4,521.00
Cutlery Cleaner	Ea	1	13,186.25	13,186.25
Miscellaneous	Ea	1	9,418.75	6,580.29
Sub Total				**55,903.46**
VAT				
TOTAL - GLASSWARES - BANQUET & OUTDOOR				**55,903.46**
GLASSWARES - THE BAR				
brandy snifter	Ea	24	10.38	249.11
beer - Pilsner	Ea	48	7.21	346.3[illegible]
champagne flute	Ea	48	11.53	553.37
martini	Ea	24	8.48	203.45
tumbler (high ball) - water, iced tea, pina collada, soft drinks	Ea	60	7.80	467.92
tumbler for hot beverages	Ea	24	11.72	281.21
sherry	Ea	18	9.32	167.84
red wine - Burgundy	Ea	48	11.53	553.37
red wine - Bordeaux	Ea		11.53	-
white wine	Ea	48	10.78	517.20
old fashioned/rock	Ea	6	27.20	163.21
old fashioned/rock	Ea	6	27.20	163.21
old fashioned/rock	Ea	6	27.20	163.21
old fashioned/rock	Ea	6	27.20	163.21
old fashioned/rock	Ea	6	27.20	163.21
old fashioned/rock	Ea	6	27.20	163.2[illegible]
old fashioned/rock	Ea	6	27.20	163.21
old fashioned/rock	Ea	6	27.20	163.21
old fashioned/rock	Ea	6	27.20	163.21
shot glass/shooter	Ea	30	6.82	204.58
carafe, 250ml	Ea	12	38.64	463.63
carafe, 125ml	Ea	12	28.50	342.01
decanter	Ea	1	131.86	131.86
decanter	Ea	1	131.86	131.86
Votive Candle Holder	Ea	18	188.38	3,390.75
Sub Total				**9,473.34**
VAT				
TOTAL - GLASSWARES - THE BAR				**9,473.34**

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
GLASSWARES - SPECIALITY RESTAURANT				
water goblet	Ea	80	11.53	922.28
brandy snifter	Ea	24	10.38	249.11
beer - Pilsner	Ea	50	7.21	360.74
champagne flute	Ea	90	23.72	2,134.48
martini	Ea	18	8.48	152.58
tumbler (high ball) - water, iced tea, pina collada, soft drinks	Ea	80	7.80	623.90
tumbler for hot beverages	Ea	24	11.72	281.21
sherry	Ea	12	9.32	111.89
red wine - Bordeaux	Ea	60	17.03	1,021.75
red wine - Beaujolais	Ea	36	17.03	613.05
white wine - Riesling	Ea	36	10.78	387.90
white wine - Chardonnay	Ea	60	10.78	646.50
old fashioned/rock	Ea	4	27.20	108.81
old fashioned/rock	Ea	4	27.20	108.81
old fashioned/rock	Ea	4	27.20	108.81
old fashioned/rock	Ea	4	27.20	108.81
old fashioned/rock	Ea	4	27.20	108.81
old fashioned/rock	Ea	4	27.20	108.81
old fashioned/rock	Ea	4	27.20	108.81
old fashioned/rock	Ea	4	27.20	108.81
old fashioned/rock	Ea	4	27.20	108.81
shot glass/shooter	Ea	6	6.82	40.92
carafe, 250ml	Ea	12	38.64	463.63
carafe, 125ml	Ea	12	28.50	342.01
decanter	Ea	4	131.86	527.45
decanter	Ea	4	131.86	527.45
Crystal Vase	Ea	15	320.24	4,803.56
Sub Total				**15,189.66**

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
VAT				
TOTAL - GLASSWARES - SPECIALITY				**15,189.66**
GLASSWARES - POOL BAR				
acrylic tumbler glass	Ea	48	11.30	542.52
acrylic High Ball (Water, Juice or Soda)	Ea	24	5.20	124.78
acrylic Pina Collada	Ea	24	16.95	406.89
acrylic Martini	Ea	24	13.19	316.47
acrylic Beer	Ea	24	16.95	406.89
acrylic Pitcher	Ea	2	37.68	75.35
acrylic White Wine Glass	Ea	24	15.07	361.68
acrylic Red Wine Glass	Ea	24	16.95	406.89
acrylic Champagne	Ea	24	15.07	361.68
Sub Total				**3,003.15**
VAT				
TOTAL - GLASSWARES - POOL BAR				**3,003.15**
GLASSWARES - ROOM SERVICE				
water glass	Ea	150	6.93	1,039.83
brandy snifter	Ea	12	10.38	124.55
beer - Pilsner	Ea	60	7.21	432.89
champagne flute	Ea	60	11.53	691.71
martini	Ea	6	8.48	50.86
tumbler (high ball) - water, iced tea, pina collada, soft drinks	Ea	150	7.80	1,169.81
tumbler for hot beverages	Ea	24	11.72	281.21
red wine - Burgundy	Ea	78	11.53	899.23
white wine	Ea	80	10.78	862.00
old fashioned/rock	Ea	120	7.27	872.5
Bottle with Swing Top cover	Ea	100	18.84	1,883.75
Glass Tea Pot for Chinese Flowery Jasmine Tea	Ea	4	94.19	376.75
Glass Tea Cup with Saucer	Ea	8	18.84	150.70
Sub Total				**8,835.84**
VAT				
TOTAL - GLASSWARES - ROOM SERVICE				**8,835.84**
GLASSWARES - GUEST ROOM				
high ball	Ea	250	6.93	1,730.28
rock glass	Ea	120	7.33	879.33
champagne flute	Ea	250	11.53	2,877.53
Multipurpose wine	Ea	250	10.78	2,689.45
Crystal Ashtray	Ea	40	44.70	1,788.06
Crystal Ashtray	Ea	24	188.38	4,521.00
acrylic glass for Guest Bathroom	Ea	211	11.30	2,387.09

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Miscellaneous	Ea	1	707.58	707.58
Sub Total				**17,580.31**
VAT				
TOTAL - GLASSWARES - GUEST ROOM				**17,580.31**
Sub Total - Glasswares				**144,155.97**
VAT				
TOTAL - GLASSWARES				**144,155.97**
SILVERWARES				
SILVER FLATWARES - THE LOBBY				
cake/pie server	Ea	4	35.34	141.36
pastry tongs	Ea	8	62.69	501.53
fork, dessert/salad	Ea	200	17.12	3,424.66
fork, dinner	Ea	150	21.04	3,156.22
fork, fish	Ea	60	17.46	1,047.74
fork, serving	Ea	12	36.13	433.56
knife, bread & butter	Ea	250	17.52	4,379.72
knife, dessert/fruit/salad	Ea	200	20.21	4,042.53
knife, dinner	Ea	150	22.00	3,300.33
knife, fish	Ea	48	20.33	975.63
knife, steak	Ea	38	21.14	803.16
ladle, sauce/gravy	Ea	6	32.81	196.89
spoon, coffee/tea after dinner	Ea	180	13.98	2,515.94
spoon, dessert	Ea	140	20.48	2,866.69
spoon, demi tasse	Ea	100	12.24	1,224.44
spoon, ice tea/soda	Ea	48	20.48	982.87
spoon, serving	Ea	12	69.87	838.42
spoon, cream soup	Ea	100	20.48	2,047.64
Cutlery Dryer and Cleaner	Ea	1	13,186.25	13,186.25
Sub Total				**46,065.56**
VAT				
TOTAL - SILVER FLATWARES - THE LOBBY				**46,065.56**
SILVER FLATWARES - OUTDOOR TERRACE				
cake/pie server	Ea	3	35.34	106.02
pastry tongs	Ea	8	62.69	501.53
fork, dessert/salad	Ea	180	17.12	3,082.19
fork, dinner	Ea	120	21.04	2,524.98
fork, fish	Ea	48	17.46	838.19
fork, serving	Ea	12	36.13	433.56

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
knife, bread & butter	Ea	200	17.52	3,503.78
knife, dessert/fruit/salad	Ea	180	20.21	3,638.27
knife, dinner	Ea	120	22.00	2,640.26
knife, fish	Ea	48	20.33	975.63
knife, steak	Ea	36	21.14	760.88
ladle, sauce/gravy	Ea	6	32.81	196.89
spoon, coffee/tea after dinner	Ea	140	13.98	1,956.84
spoon, dessert	Ea	147	20.48	3,010.03
spoon, demi tasse	Ea	120	12.24	1,469.33
spoon, ice tea/soda	Ea	36	20.48	737.15
spoon, serving	Ea	12	69.87	838.42
spoon, cream soup	Ea	60	20.48	1,228.58
Sub Total				**28,442.53**
VAT				
TOTAL - SILVER FLATWARES - OUTDOOR				**28,442.53**
SILVER FLATWARES - BANQUET & OUTDOOR MARQUEE				
cake/pie server	Ea	12	35.34	424.07
crumb scraper	Ea	12	67.25	807.00
vegetable serving pliers	Ea	12	84.77	1,017.23
pastry pliers/salad tong	Ea	24	84.77	2,034.45
fork, dessert/salad	Ea	285	17.12	4,880.14
fork, dinner	Ea	285	21.04	5,996.82

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
fork, meat carving	Ea	5	56.95	284.73
fork, fish	Ea	120	17.46	2,095.48
fork, serving	Ea	32	36.13	1,156.17
knife, bread & butter	Ea	285	17.52	4,992.88
knife, cheese serving	Ea	5	21.14	105.68
knife, dessert/fruit/salad	Ea	285	20.21	5,760.60
knife, dinner	Ea	285	22.00	6,270.63
knife, fish	Ea	120	20.33	2,439.08
knife, meat carving	Ea	5	29.41	147.03
knife, wedding cake	Ea	4	49.24	196.96
ladle, sauce/gravy	Ea	29	32.81	951.63
ladle, soup	Ea	20	92.19	1,843.81
spoon, coffee/tea after dinner	Ea	380	13.98	5,311.42
spoon, dessert	Ea	380	20.48	7,781.02
spoon, demi tasse	Ea	100	12.24	1,224.44
spoon, ice tea/soda	Ea	39	20.48	798.58
spoon, serving	Ea	32	69.87	2,235.79

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
spoon, cream soup	Ea	285	20.48	5,835.76
				(6,721.90)
Sub Total				**57,869.50**
VAT				
TOTAL - SILVER FLATWARES - BANQUET &				**57,869.50**
SILVER FLATWARES - THE BAR				
spoon, coffee/tea after dinner	Ea	36	13.98	503.19
spoon, demi tasse	Ea	36	12.24	440.80
spoon, ice tea/soda	Ea	12	20.48	245.72
Ice Tong	Ea	6	11.30	67.8
Sub Total				**1,257.52**
VAT				
TOTAL - SILVER FLATWARES - THE BAR				**1,257.52**
SILVER FLATWARES - SPECIALITY RESTAURANT				
fork, dessert/salad	Ea	90	17.12	1,541.10
fork, dinner	Ea	90	21.04	1,893.73
fork, fish	Ea	36	17.46	628.65
fork, serving	Ea	12	36.13	433.56
knife, bread & butter	Ea	100	17.52	1,751.89
knife, dessert/fruit/salad	Ea	120	20.21	2,425.52
knife, dinner	Ea	120	22.00	2,640.26
knife, fish	Ea	36	20.33	731.72
knife, steak	Ea	36	21.14	760.88
ladle, sauce/gravy	Ea	12	32.81	393.78
spoon, coffee/tea after dinner	Ea	120	13.98	1,677.29
spoon, dessert	Ea	80	20.48	1,638.11
spoon, demi tasse	Ea	80	12.24	979.55
spoon, ice tea/soda	Ea	36	20.48	737.15

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
spoon, serving	Ea	12	69.87	838.42
spoon, cream soup	Ea	64	20.48	1,310.49
Miscellaneous	Ea	1	3,084.21	3,084.21
Sub Total				**23,466.31**
VAT				
TOTAL - SILVER FLATWARES - SPECIALTY				**23,466.31**
SILVER FLATWARES - POOL BAR				
fork, dessert/salad	Ea	16	17.12	273.97
fork, dinner	Ea	12	21.04	252.50
knife, bread & butter	Ea	12	17.52	210.23
knife, dessert/fruit/salad	Ea	16	20.21	323.40
knife, dinner	Ea	12	22.00	264.03
spoon, coffee/tea after dinner	Ea	18	13.98	251.59
spoon, dessert	Ea	12	20.48	245.72
spoon, demi tasse	Ea	18	12.24	220.40
spoon, ice tea/soda	Ea	12	20.48	245.72
spoon, cream soup	Ea	12	20.48	245.72
Sub Total				**2,533.27**
VAT				
TOTAL - SILVER FLATWARES - POOL BAR				**2,533.27**
SILVER FLATWARES - ROOM SERVICE				
fork, dessert/salad	Ea	60	17.12	1,027.40
fork, dinner	Ea	60	21.04	1,262.49
fork, fish	Ea	24	17.46	419.10
fork, serving	Ea	12	36.13	433.56
knife, bread & butter	Ea	75	17.52	1,313.92
knife, dessert/fruit/salad	Ea	90	20.21	1,819.14
knife, dinner	Ea	60	22.00	1,320.13
knife, fish	Ea	24	20.33	487.82
knife, steak	Ea	48	21.14	1,014.51
spoon, coffee/tea after dinner	Ea	60	13.98	838.65
spoon, dessert	Ea	90	20.48	1,842.87
spoon, demi tasse	Ea	40	12.24	489.78
spoon, ice tea/soda	Ea	30	20.48	614.29
spoon, serving	Ea	12	69.87	838.42
spoon, cream soup	Ea	60	20.48	1,228.58
ice tong	Ea	12	11.30	135.63
Sub Total				**15,086.28**
VAT				
TOTAL - SILVER FLATWARES - ROOM SERVICE				**15,086.28**
SILVER FLATWARES - GUEST ROOM				

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
fork, dessert/fruit/salad	Ea	194	17.12	3,315.07
knife, dessert/fruit/salad	Ea	194	20.21	3,913.17
spoon, coffee/tea	Ea	194	13.98	2,706.03
Miscellaneous	Ea	1	13.98	821.01
Sub Total				**10,755.27**
VAT				
TOTAL - SILVER FLATWARES - GUEST ROOM				**10,755.27**
SILVER FLATWARES - OTHERS				
				-
Sub Total				**-**
VAT				
TOTAL - SILVER FLATWARES - OTHERS				**-**
Sub Total - Silver Flatwares				**185,476.23**
VAT				
TOTAL - SILVER FLATWARES				**185,476.23**
SILVER HOLLOWARES - THE LOBBY				
pepper mill	Ea	4	75.35	301.40
Peninsula salt shaker	Ea	24	24.85	596.32
Peninsula pepper shaker	Ea	24	24.85	596.32
cheese dish	Ea	2	60.28	120.56
stand for wine cooler, 68 cm high	Ea	6	526.02	3,156.11
wine cooler, Top diameter 23.5 cm, 27 cm high	Ea	6	526.49	3,158.9[illegible]
Peninsula sugar bowl	Ea	24	170.40	4,089.70
Peninsula water pitcher, 198.8 cl. 3.5 pint	Ea	4	228.86	915.43
Peninsula milk/cream jug, 16.6 cl (6 oz)	Ea	24	134.48	3,227.54
Peninsula milk/cream jug, 22 cl (8 oz)	Ea	24	144.75	3,473.94
Peninsula coffee pot, 60 cl	Ea	24	386.64	9,279.35
Peninsula coffee pot, 30 cl	Ea	24	339.62	8,150.91
Peninsula tea pot, 57 cl	Ea	24	356.86	8,564.58
Peninsula tea pot, 43 cl	Ea	24	308.39	7,401.33
Peninsula hot water tea pot 57 cl	Ea	36	354.09	12,747.19
Peninsula toothpick stand	Ea	24	35.90	861.70
Freight for all Gainsborough Silver Hollowares	Ea	1	2,731.44	2,731.44
Japanese Tea Pot	Ea	10	188.38	1,883.75
Japanese Tea Cup with Saucer	Ea	16	37.68	602.80
stand for jam with removable glass jar - 3-part (afternoon tea)	Ea	24	207.21	4,973.10
glass jar for jam stand	Ea	48	18.84	904.20

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Peninsula tea stand, 3 Tiers	Ea	24	145.03	3,480.72
Peninsula banquet tray, square	Ea	12	165.75	1,989.01
Peninsula Coffee Service Tray	Ea	8	149.95	1,199.57
Peninsula banquet tray, square	Ea	12	244.87	2,938.42
Peninsula banquet tray w/handles, 56 x 41 cm (22" x 16")	Ea	12	344.71	4,136.49
Rack for Rectangular Banquet Tray	Ea	2	160.12	320.24
Peninsula bottle & glass/wine Tray	Ea	24	27.86	668.66
basket, bread	Ea	6	56.51	339.08
basket, bread	Ea	24	37.68	904.20
Peninsula Toast Rack	Ea	24	42.37	1,016.77
Peninsula tea strainer w/separate drip stand	Ea	48	45.19	2,169.18
Peninsula hot glass holder	Ea	24	48.02	1,152.40
Peninsula sauce boat with foot	Ea	12	85.69	1,028.30
Peninsula sauce boat with foot	Ea	12	58.77	705.28
Peninsula Ice Cream Cup (Tall Foot)	Ea	24	36.73	881.60
Peninsula Ice Cream Coupe	Ea	24	39.16	939.92
Peninsula Flower Container	Ea	24	44.25	1,061.98
Peninsula Tea Light Candle Holder	Ea	24	44.25	1,061.98
Portioned Breakfast Jam Holder	Ea	24	75.35	1,808.40
Rectangular tray for hand towel	Ea	24	20.70	496.86
Silverplated Mint Julep for French Fries/Ice Cream Cup	Ea	24	45.02	1,080.52
Napkin Ring Holder	Ea	60	30.14	1,808.40
Silverplated round plate cover for 26 cm plate	Ea	50	36.73	1,836.66
Silverplated round plate cover for 29.5 cm plate	Ea	36	41.42	1,491.25
Caviar dish	Ea	4	282.56	1,130.25
Caviar dish, insert	Ea	4	37.68	150.70
Pastry Trolley	Ea	1	28,350.76	28,350.76
Sub Total				**141,884.18**
VAT				
TOTAL - SILVER HOLLOWARES - THE LOBBY				**141,884.18**
SILVER HOLLOWARES - OUTDOOR TERRACE				
pepper mill	Ea	2	75.35	150.70
Peninsula salt shaker	Ea	36	24.85	894.48
Peninsula pepper shaker	Ea	36	24.85	894.48
cheese dish	Ea	1	60.28	60.28
stand for wine cooler, 68 cm high	Ea	12	526.02	6,312.22
wine cooler, Top diameter 23.5 cm, 27 cm high	Ea	12	526.49	6,317.87
Peninsula sugar bowl	Ea	25	170.40	4,260.10
Peninsula water pitcher, 198.8 cl. 3.5 pint	Ea	5	228.86	1,144.28

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Peninsula milk/cream jug, 16.6 cl (6 oz)	Ea	25	134.48	3,362.02
Peninsula milk/cream jug, 22 cl (8 oz)	Ea	25	144.75	3,618.68
Peninsula coffee pot, 60 cl	Ea	18	386.64	6,959.51
Peninsula coffee pot, 30 cl	Ea	24	339.62	8,150.91
Peninsula tea pot, 57 cl	Ea	24	356.86	8,564.58
Peninsula tea pot, 43 cl	Ea	25	308.39	7,709.72
Peninsula hot water tea pot 57 cl	Ea	25	354.09	8,852.21
Peninsula toothpick stand	Ea	36	35.90	1,292.55
stand for jam with removable glass jar - 3-part (afternoon tea)	Ea	25	207.21	5,180.31
glass jar for jam stand	Ea	60	18.84	1,130.25
Peninsula tea stand, 3 Tiers	Ea	28	145.03	4,060.84
Peninsula banquet tray, square	Ea	12	165.75	1,989.01
Peninsula banquet tray, square	Ea	16	244.87	3,917.90
Peninsula banquet tray w/handles, 56 x 41 cm (22" x 16")	Ea	12	344.71	4,136.49
Rack for Rectangular Banquet Tray	Ea	2	160.12	320.24
Peninsula bottle & glass/wine Tray	Ea	24	27.86	668.66
basket, bread	Ea	4	56.51	226.05
basket, bread	Ea	36	37.68	1,356.30
Peninsula Toast Rack	Ea	36	42.37	1,525.16
Peninsula tea strainer w/separate drip stand	Ea	50	45.19	2,259.56
Peninsula hot glass holder	Ea	38	48.02	1,824.64
Peninsula sauce boat with foot	Ea	12	85.69	1,028.30
Peninsula sauce boat with foot	Ea	18	58.77	1,057.91
Peninsula Ice Cream Cup (Tall Foot)	Ea	24	36.73	881.60
Peninsula Ice Cream Coupe	Ea	24	39.16	939.92
Peninsula Flower Container	Ea	3	44.25	132.75
Peninsula Tea Light Candle Holder	Ea	32	44.25	1,415.98
Portioned Breakfast Jam Holder	Ea	32	75.35	2,411.20

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Rectangular tray for hand towel	Ea	24	20.70	496.86
Silverplated Mint Julep for French Fries/Ice Cream Cup	Ea	50	45.02	2,251.08
Sub Total				**107,755.60**
VAT				
TOTAL - SILVER HOLLOWARES - OUTDOOR				**107,755.60**
SILVER HOLLOWARES - BANQUET & OUTDOOR MARQUEE				
Butter Dish (silver dome & base)	Ea	36	56.51	2,034.45
Butter Dish insert (Porcelain insert)	Ea	36	18.84	678.15
Cradle Red wine	Ea	6	169.54	1,017.23
stand for wine cooler, 68 cm high	Ea	8	526.02	4,208.15
wine cooler, Top diameter 23.5 cm, 27 cm high	Ea	8	526.49	4,211.91
Peninsula salt shaker	Ea	20	24.85	496.93
Peninsula pepper shaker	Ea	20	24.85	496.93
Peninsula sugar bowl	Ea	40	170.40	6,816.16
Peninsula water pitcher, 198.8 cl. 3.5 pint	Ea	8	228.86	1,830.85
Peninsula milk/cream jug, 22 cl (8 oz)	Ea	40	144.75	5,789.89
Peninsula coffee pot, 60 cl	Ea	12	386.64	4,639.68
Peninsula hot water tea pot 57 cl	Ea	6	354.09	2,124.53
Peninsula Place Card/Reserve Sign	Ea	12	67.80	813.55
Peninsula Place Card/Reserve sign stands (for buffet) - bended	Ea	32	63.28	2,024.81

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Peninsula pastry stand	Ea	24	124.31	2,983.41
Peninsula banquet tray, square	Ea	24	165.75	3,978.03
Peninsula banquet tray w/handles, 56 x 41 cm (22" x 16")	Ea	18	344.71	6,204.73
Rack for Rectangular Banquet Tray	Ea	3	160.12	480.36
Peninsula toothpick stand	Ea	18	35.90	646.28
basket, bread	Ea	18	56.51	1,017.2[illegible]
basket, bread	Ea	24	37.68	904.20
Peninsula tea strainer w/separate drip stand	Ea	24	45.19	1,084.59
Peninsula hot glass holder	Ea	24	48.02	1,152.40
Peninsula sauce boat with foot	Ea	24	85.69	2,056.60
Candelabra - 2 arm	Ea	20	715.81	14,316.12
Candelabra - 5 arm	Ea	12	998.37	11,980.4[illegible]
Bowl, finger	Ea	24	33.89	813.33
Underliner, Finger bowl	Ea	24	28.24	677.70
Peninsula dome cover, to fit 10-3/4" plate	Ea	60	92.30	5,538.23
Rubber Cover for Acorn for Dome stacking	Ea	48	18.37	881.60
Silverplated round plate cover for 26 cm plate	Ea	100	36.73	3,673.31
Silverplated round plate cover for 29.5 cm plate	Ea	100	41.42	4,142.37
Insulated coffee server I Litre	Ea	10	244.89	2,448.88

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Insulated hot water server I Litre with etching "Hot Water"	Ea	10	282.56	2,825.63
buffet serving spoon holders	Ea	36	90.40	3,254.44
Table Number Stands	Ea	20	103.61	2,072.13
Table Number	Ea	20	75.35	1,507.00
Chafing Dish Asia Round 25	Ea	4	1,318.63	5,274.50
Chafing Dish Asia Round 33	Ea	4	1,507.00	6,028.00
Chafing Dish Asia Round 40	Ea	4	1,883.75	7,535.00
Chafing Dish Asia Rectangular GN 1/1	Ea	4	2,260.50	9,042.00
Soup Station for Chafing Dish Round 30 cm. dia.	Ea	4	470.94	1,883.75
Sauce Terrine	Ea	4	565.13	2,260.50
Coffee Urn 12L	Ea	2	1,695.38	3,390.75
Tea/Hot Water Urn 6L	Ea	2	1,507.00	3,014.00
Soup Server	Ea	4	244.89	979.55
Heating Element for Chafing Dish, 1/1 with full roll top cover	Ea	4	282.56	1,130.25
Heating Element for Round Chafing Dish 30 cm dia.	Ea	5	282.56	1,412.81
Heating Element for Tea/Hot Water Urn	Ea	1	282.56	282.56
Portable Heat Lamp - Single	Ea	2	1,507.00	3,014.00
Carving Board for Heat lamps	Ea	4	941.88	3,767.50

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Carving Station	Ea	1	2,260.50	2,260.50
Insulated Sherbet Pot	Ea	4	226.05	904.20
Punch Bowl	Ea	1	659.31	659.31
Salad Mixing Bowl for Buffet	Ea	1	244.89	244.89
Miscellaneous	Ea	1	74,718.41	74,718.41
Sub Total				**239,624.68**
VAT				
TOTAL - SILVER HOLLOWARES - BANQUET &				**239,624.6**
SILVER HOLLOWARES - THE BAR				
stand for wine cooler, 68 cm high	Ea	4	526.02	2,104.07
wine cooler, Top diameter 23.5 cm, 27 cm high	Ea	4	526.49	2,105.96
Ice Bucket	Ea	6	113.03	678.15
Peninsula sugar bowl	Ea	6	170.40	1,022.42
Peninsula milk/cream jug, 16.6 cl (6 oz)	Ea	6	134.48	806.89
Peninsula tea pot, 43 cl	Ea	2	308.39	616.78
Peninsula hot water tea pot 57 cl	Ea	2	354.09	708.18
Peninsula banquet tray, square	Ea	5	165.75	828.76
Peninsula Walnut Dish Bowl	Ea	12	32.95	395.36
Peninsula tea strainer w/separate drip stand	Ea	2	45.19	90.38
Peninsula hot glass holder	Ea	6	48.02	288.1
Sub Total				**9,645.04**
VAT				
TOTAL - SILVER HOLLOWARES - THE BAR				**9,645.04**
SILVER HOLLOWARES - SPECIALITY RESTAURANT				
salt mill, silver	Ea	12	113.03	1,356.30
pepper mill, silver	Ea	12	113.03	1,356.30
stand for wine cooler	Ea	6	1,063.15	6,378.90
wine cooler, Top diameter 23.5 cm, 27 cm high	Ea	6	826.89	4,961.35
Peninsula sugar bowl	Ea	20	170.40	3,408.08

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Peninsula water pitcher, 198.8 cl. 3.5 pint	Ea	4	228.86	915.43
Peninsula milk/cream jug, 16.6 cl (6 oz)	Ea	20	134.48	2,689.62
Peninsula milk/cream jug, 22 cl (8 oz)	Ea	20	144.75	2,894.95
Peninsula tea pot, 43 cl	Ea	12	308.39	3,700.66
Peninsula hot water tea pot 57 cl	Ea	12	354.09	4,249.06
Peninsula Place Card/Reserve Sign	Ea	12	67.80	813.55
Peninsula banquet tray, square	Ea	8	165.75	1,326.01
Peninsula banquet tray w/handles, 56 x 41 cm (22" x 16")	Ea	6	344.71	2,068.24
Rack for Rectangular Banquet Tray	Ea	1	160.12	160.12
Peninsula toothpick stand	Ea	24	35.90	861.70
Bread Basket	Ea	20	94.19	1,883.75
Peninsula Walnut Dish Bowl	Ea	20	32.95	658.94
Peninsula tea strainer w/separate drip stand	Ea	24	45.19	1,084.59
Peninsula hot glass holder	Ea	16	48.02	768.27
Peninsula sauce boat with foot	Ea	12	85.69	1,028.30
Peninsula sauce boat with foot	Ea	6	68.74	412.43
Peninsula sauce boat with foot	Ea	12	58.77	705.28
Hand Towel Tray	Ea	24	28.24	677.70
Napkin Ring	Ea	100	30.52	3,051.68
Peninsula dome cover, to fit 26 cm plate	Ea	36	84.75	3,051.00
Peninsula dome cover, to fit 31.5 cm plate	Ea	36	92.30	3,322.94
Rubber Cover for Acorn for Dome stacking	Ea	20	18.37	367.33
Sub Total				**54,152.46**
VAT				
TOTAL - SILVER HOLLOWARES - SPECIALITY				**54,152.46**
SILVER HOLLOWARES - POOL BAR				
wine cooler, Top diameter 18.5 cm, 22.5 cm high	Ea	3	526.49	1,579.47
Peninsula sugar bowl	Ea	4	170.40	681.62

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Peninsula milk/cream jug, 16.6 cl (6 oz)	Ea	4	134.48	537.92
Peninsula milk/cream jug, 22 cl (8 oz)	Ea	4	144.75	578.99
Peninsula coffee pot, 60 cl	Ea	4	386.64	1,546.56
Peninsula tea pot, 57 cl	Ea	4	356.86	1,427.43
Peninsula tea pot, 43 cl	Ea	4	308.39	1,233.55
Peninsula hot water tea pot 57 cl	Ea	4	354.09	1,416.35
Peninsula tea strainer w/separate drip stand	Ea	4	45.19	180.76
Peninsula hot glass holder	Ea	4	48.02	192.07
Sub Total				**9,374.73**
VAT				
TOTAL - SILVER HOLLOWARES - POOL BAR				**9,374.73**
SILVER HOLLOWARES - ROOM SERVICE				
wine cooler, Top diameter 18.5 cm, 22.5 cm high	Ea	12	406.87	4,882.45
wine cooler, Top diameter 23.5 cm, 27 cm high	Ea	16	526.49	8,423.83
ice bucket	Ea	6	75.35	452.10
Peninsula sugar bowl	Ea	30	170.40	5,112.12
Peninsula milk/cream jug, 16.6 cl (6 oz)	Ea	12	134.48	1,613.77
Peninsula milk/cream jug, 22 cl (8 oz)	Ea	20	144.75	2,894.95
Peninsula tea pot, 57 cl	Ea	12	354.09	4,249.06
Peninsula tea pot, 43 cl	Ea	12	308.39	3,700.66
Peninsula hot water tea pot 57 cl	Ea	12	354.09	4,249.06
Japanese Tea Pot	Ea	8	188.38	1,507.00
Japanese Tea Cup with Saucer	Ea	16	37.68	602.80
Turkish Coffee Machine	Ea	1	1,883.75	1,883.7
Peninsula pastry stand	Ea	6	146.93	881.60
Peninsula banquet tray, square	Ea	18	165.75	2,983.52
basket, bread 23cm	Ea	60	37.68	2,260.50
basket, bread	Ea	6	56.51	339.08
Peninsula Toast Rack	Ea	36	42.37	1,525.16
Peninsula Walnut Dish Bowl	Ea	48	32.95	1,581.45
Peninsula tea strainer w/separate drip stand	Ea	36	45.19	1,626.88
Peninsula hot glass holder	Ea	36	48.02	1,728.60
Silverplated round plate cover for 26 cm plate	Ea	60	36.73	2,203.99
Silverplated round plate cover for 29.5 cm plate	Ea	60	41.42	2,485.42
Peninsula Standard Room Service insulated coffee server 0.5 Litres	Ea	36	282.56	10,172.25
Peninsula Standard Room Service Insulated coffee server I Litre	Ea	36	263.73	9,494.10
Peninsula Standard Room Service Insulated hot water server I Litre with etching "Hot Water"	Ea	24	282.56	6,781.50
Wooden Tray for Room Service	Ea	36	65.93	2,373.53

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Room Service Tray Trolley	Ea	2	1,883.75	3,767.50
Sub Total				**89,776.62**
VAT				
TOTAL - SILVER HOLLOWARES - ROOM SERVICE				**89,776.62**
SILVER HOLLOWARES - GUEST ROOM				
Ice Bucket	Ea	120	60.26	7,231.34
Ice Tong	Ea	120	7.52	901.94
Peninsula Welcome Fruit Stand	Ea	120	129.58	15,549.98
Peninsula Flower Container	Ea	120	44.25	5,309.91
Peninsula Flower Container - Large	Ea	30	176.32	5,289.57
Freight for Hollowares	Ea	1	56,512.51	56,512.51
Sub Total				**90,795.25**
VAT				
TOTAL - SILVER HOLLOWARES - GUEST ROOM				**90,795.25**
SILVER HOLLOWARES - OTHERS				
				-
Sub Total				**-**
VAT				
TOTAL - SILVER HOLLOWARES - OTHERS				
Sub Total - Silver Hollowares				**743,008.58**
VAT				
TOTAL - SILVER HOLLOWARES				**743,008.58**
Sub Total - Silver Flatwares & Hollowares				**928,484.81**
VAT				
TOTAL - SILVER FLATWARES & HOLLOWARES				**928,484.81**
MAIN BAR, STEWARDING, GLASS RACK & KITCHEN UTENSILS				
MAIN BAR - THE LOBBY				
bar caddie	Ea	2	2.00	4.00
bar knife serrated with 2 prongs, nylon handle	Ea	2	2.00	4.00
bitter bottle with pouring lip	Ea	3	20.00	60.00
cocktail sieve with spring (strainer)	Ea	2	50.00	100.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
combination salt/sugar glass rimmer	Ea	2	4.00	8.00
deluxe condiment containers - 4 compartments	Ea	2	10.00	20.00
deluxe condiment containers - 6 compartments	Ea	2	20.00	40.00
glass rail mat	Ea	2	3.00	6.00
drink mixer, single spindle, 3 speed	Ea	1	350.00	350.00
high output citrus juicer	Ea	1	300.00	300.00
ice crusher/shaver	Ea	1	350.00	350.00
container plastic GN 1/9	Ea	3	3.00	9.00
service mat	Ea	2	5.00	10.00
store 'n pour - half gallon backup	Ea	5	4.00	20.00
store 'n pour - half gallon complete	Ea	5	5.00	25.00
speed pourer - portion	Ea	7	1.00	7.00
water pitcher, acrylic	Ea	3	10.00	30.00
Juice extractor 60kgs	Ea	1	400.00	400.00
Tu-way Can Opener	Ea	2	5.00	10.00
Cocktail Shaker (European type)	Ea	1	10.00	10.00
Cocktail Shaker Tin (Boston type)	Ea	1	10.00	10.00
Spoon Bar Mixing	Ea	2	2.00	4.00
Measure (Jigger) Cup	Ea	2	1.00	2.00
Sub Total				**1,779.00**
VAT				
TOTAL - MAIN BAR - THE LOBBY				**1,779.00**
MAIN BAR - OUTDOOR TERRACE				
bar caddie	Ea	1	2.00	2.00
bar knife serrated with 2 prongs, nylon handle	Ea	2	2.00	4.00
bitter bottle with pouring lip	Ea	4	20.00	80.00
cocktail sieve with spring (strainer)	Ea	2	50.00	100.00
combination salt/sugar glass rimmer	Ea	2	4.00	8.00
deluxe condiment containers - 4 compartments	Ea	2	10.00	20.00
deluxe condiment containers - 6 compartments	Ea	2	20.00	40.00
glass rail mat	Ea	2	3.00	6.00
drink mixer, single spindle, 3 speed	Ea	2	350.00	700.00
high output citrus juicer	Ea	2	300.00	600.00
ice crusher/shaver	Ea	2	350.00	700.00
container plastic GN 1/9	Ea	4	3.00	12.00

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
service mat	Ea	2	5.00	10.00
store 'n pour - half gallon backup	Ea	8	4.00	32.00
store 'n pour - half gallon complete	Ea	8	5.00	40.00
speed pourer - portion	Ea	12	1.00	12.00
water pitcher, acrylic	Ea	4	10.00	40.00
Juice extractor 60kgs	Ea	2	400.00	800.00
Tu-way Can Opener	Ea	2	5.00	10.00
Cocktail Shaker (European type)	Ea	2	10.00	20.00
Cocktail Shaker Tin (Boston type)	Ea	2	10.00	20.00
Spoon Bar Mixing	Ea	2	2.00	4.00
Measure (Jigger) Cup	Ea	2	1.00	2.00
Sub Total				**3,262.00**
VAT				
TOTAL - MAIN BAR - OUTDOOR TERRACE				**3,262.00**
MAIN BAR - BANQUET & OUTDOOR MARQUEE				
bar caddie	Ea	3	2.00	6.00
bar knife serrated with 2 prongs, nylon handle	Ea	2	2.00	4.00
bitter bottle with pouring lip	Ea	2	20.00	40.00
cocktail sieve with spring (strainer)	Ea	3	50.00	150.00
combination salt/sugar glass rimmer	Ea	3	4.00	12.00
deluxe condiment containers - 4 compartments	Ea	3	10.00	30.00
deluxe condiment containers - 6 compartments	Ea	3	20.00	60.00
glass rail mat	Ea	5	3.00	15.00
drink mixer, single spindle, 3 speed	Ea	1	350.00	350.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
high output citrus juicer	Ea	1	300.00	300.00
container plastic GN 1/9	Ea	5	3.00	15.00
service mat	Ea	4	5.00	20.00
store 'n pour - half gallon backup	Ea	8	4.00	32.00
store 'n pour - half gallon complete	Ea	30	5.00	150.00
speed pourer - portion	Ea	5	1.00	5.00
water pitcher, acrylic	Ea	10	10.00	100.00
Juice extractor 60kgs	Ea	1	400.00	400.00
Vita Prep	Ea	1	400.00	400.00
Tu-way Can Opener	Ea	2	5.00	10.00
Cocktail Shaker (European type)	Ea	2	10.00	20.00
Cocktail Shaker Tin (Boston type)	Ea	2	10.00	20.00
Spoon Bar Mixing	Ea	3	2.00	6.00
Measure (Jigger) Cup	Ea	4	1.00	4.00
Sub Total				**2,149.00**
VAT				
TOTAL - MAIN BAR - WESTERN BANQUET				**2,149.00**
MAIN BAR - THE BAR				
bar caddie	Ea	2	2.00	4.00
bar knife serrated with 2 prongs, nylon handle	Ea	1	2.00	2.00
bitter bottle with pouring lip	Ea	3	20.00	60.00

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
cocktail sieve with spring (strainer)	Ea	1	50.00	50.00
combination salt/sugar glass rimmer	Ea	1	4.00	4.00
deluxe condiment containers - 4 compartments	Ea	2	10.00	20.00
deluxe condiment containers - 6 compartments	Ea	2	20.00	40.00
glass rail mat	Ea	4	3.00	12.00
drink mixer, single spindle, 3 speed	Ea	1	350.00	350.00
high output citrus juicer	Ea	1	300.00	300.00
ice crusher/shaver	Ea	1	350.00	350.00
container plastic GN 1/9	Ea	3	3.00	9.00
service mat	Ea	3	5.00	15.00
store 'n pour - half gallon backup	Ea	5	4.00	20.00
store 'n pour - half gallon complete	Ea	5	5.00	25.00
speed pourer - portion	Ea	10	1.00	10.00
water pitcher, acrylic	Ea	3	10.00	30.00
Tu-way Can Opener	Ea	1	5.00	5.00
Knife Set	Ea	1	20.00	20.00
Cocktail Shaker (European type)	Ea	2	10.00	20.00
Cocktail Shaker Tin (Boston type)	Ea	2	10.00	20.00
Spoon Bar Mixing	Ea	2	2.00	4.00
Measure (Jigger) Cup	Ea	8	1.00	8.00
Sub Total				**1,378.00**
VAT				
TOTAL - MAIN BAR - THE BAR				**1,378.00**
MAIN BAR - SPECIALITY RESTAURANT				
bar caddie	Ea	2	2.00	4.00
bar knife serrated with 2 prongs, nylon handle	Ea	2	2.00	4.00
bitter bottle with pouring lip	Ea	3	20.00	60.00
cocktail sieve with spring (strainer)	Ea	2	50.00	100.00
combination salt/sugar glass rimmer	Ea	2	4.00	8.00
deluxe condiment containers - 4 compartments	Ea	2	10.00	20.00
deluxe condiment containers - 6 compartments	Ea	2	20.00	40.00
glass rail mat	Ea	5	3.00	15.00
drink mixer, single spindle, 3 speed	Ea	1	350.00	350.00
ice crusher/shaver	Ea	1	350.00	350.00
container plastic GN 1/9	Ea	3	3.00	9.00

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
service mat	Ea	4	5.00	20.00
store 'n pour - half gallon backup	Ea	8	4.00	32.00
store 'n pour - half gallon complete	Ea	7	5.00	35.00
speed pourer - portion	Ea	3	1.00	3.00
water pitcher, acrylic	Ea	3	10.00	30.00
Tu-way Can Opener	Ea	2	5.00	10.00
Cocktail Shaker (European type)	Ea	2	10.00	20.00
Cocktail Shaker Tin (Boston type)	Ea	2	10.00	20.00
Spoon Bar Mixing	Ea	2	2.00	4.00
Measure (Jigger) Cup	Ea	3	1.00	3.00
				-
Sub Total				**1,137.00**
VAT				
TOTAL - MAIN BAR - SPECIALITY RESTAURANT				**1,137.00**
MAIN BAR - POOL BAR				
bar caddie	Ea	1	2.00	2.00
deluxe condiment containers - 4 compartments	Ea	1	10.00	10.00
glass rail mat	Ea	2	3.00	6.00
drink mixer, single spindle, 3 speed	Ea	1	350.00	350.00
ice crusher/shaver	Ea	1	350.00	350.00
container plastic GN 1/9	Ea	3	3.00	9.00
service mat	Ea	2	5.00	10.00
store 'n pour - half gallon backup	Ea	5	4.00	20.00
store 'n pour - half gallon complete	Ea	5	5.00	25.00
speed pourer - portion	Ea	7	1.00	7.00
water pitcher, acrylic	Ea	5	10.00	50.00
Juice extractor 60kgs	Ea	1	400.00	400.00
Tu-way Can Opener	Ea	2	5.00	10.00
Spoon Bar Mixing	Ea	3	2.00	6.00
				-
Sub Total				**1,255.00**
VAT				
TOTAL - MAIN BAR - POOL BAR				**1,255.00**
MAIN BAR - ROOM SERVICE				
container plastic GN 1/9	Ea	10	3.00	30.00
Tu-way Can Opener	Ea	2	5.00	10.00
				-

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Sub Total				**40.00**
VAT				
TOTAL - MAIN BAR - ROOM SERVICE				**40.00**
Sub Total - Main Bar				**11,000.00**
VAT				
TOTAL - MAIN BAR				**11,000.00**
STEWARDING - THE LOBBY				
Queen Mary Trolley	Ea	1	1,000.00	1,000.00
Plate Rack 9x9 (for dish washer machine	Ea	2	40.00	80.00
Plate Rack 5x9 (for dish washer machine	Ea	2	20.00	40.00
Plate Rack 5x9 (for dish washer machine	Ea	2	30.00	60.00
Flatware Rack	Ea	3	20.00	60.00
Electric Extension Reels	Ea	2	30.00	60.00
Extension Cords	Ea	14	40.00	560.00
Extension with 3 sockets	Ea	11	5.00	55.00
Four Steps Folding Aluminum Stepstool	Ea	2	80.00	160.00
Five Steps Folding Stepstool	Ea	2	90.00	180.00
Hardwares (Stanley)	Ea	2	50.00	100.00
				-
Sub Total				**2,355.00**
VAT				
TOTAL - STEWARDING - THE LOBBY				**2,355.00**
STEWARDING - OUTDOOR TERRACE				
Queen Mary Trolley	Ea	1	1,000.00	1,000.00
Plate Rack 9x9 (for dish washer machine	Ea	2	40.00	80.00
Plate Rack 5x9 (for dish washer machine	Ea	2	20.00	40.00
Plate Rack 5x9 (for dish washer machine	Ea	2	30.00	60.00
Flatware Rack	Ea	2	20.00	40.00
Electric Extension Reels	Ea	2	40.00	80.00
Extension Cords	Ea	13	40.00	520.00
Extension with 3 sockets	Ea	10	5.00	50.00
Four Steps Folding Aluminum Stepstool	Ea	1	80.00	80.00
Five Steps Folding Stepstool	Ea	2	90.00	180.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Hardwares (Stanley)	Ea	1	50.00	50.00
				-
Sub Total				**2,180.00**
VAT				
TOTAL - STEWARDING - OUTDOOR TERRACE				**2,180.00**
STEWARDING - BANQUET & OUTDOOR MARQUEE				
Queen Mary Trolley	Ea	2	1,000.00	2,000.00
Plate Rack 9x9 (for dish washer machine	Ea	2	40.00	80.00
Plate Rack 5x9 (for dish washer machine	Ea	2	20.00	40.00
Plate Rack 5x9 (for dish washer machine	Ea	2	30.00	60.00
Flatware Rack	Ea	2	20.00	40.00
Electric Extension Reels	Ea	2	40.00	80.00
Extension Cords	Ea	13	40.00	520.00
Extension with 3 sockets	Ea	10	5.00	50.00
Four Steps Folding Aluminum Stepstool	Ea	1	80.00	80.00
Five Steps Folding Stepstool	Ea	2	90.00	180.00
Hardwares (Stanley)	Ea	1	50.00	50.00
Sub Total				**3,180.00**
VAT				
TOTAL - STEWARDING - BANQUET & OUTDOOR				**3,180.00**
STEWARDING - SPECIALITY RESTAURANT				
Queen Mary Trolley	Ea	2	1,000.00	2,000.00
Plate Rack 9x9 (for dish washer machine	Ea	2	40.00	80.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Plate Rack 5x9 (for dish washer machine	Ea	2	20.00	40.00
Plate Rack 5x9 (for dish washer machine	Ea	2	30.00	60.00
Flatware Rack	Ea	3	20.00	60.00
Electric Extension Reels	Ea	2	40.00	80.00
Extension Cords	Ea	13	40.00	520.00
Extension with 3 sockets	Ea	11	5.00	55.00
Four Steps Folding Aluminum Stepstool	Ea	2	80.00	160.00
Five Steps Folding Stepstool	Ea	2	90.00	180.00
Hardwares (Stanley)	Ea	1	50.00	50.00
Sub Total				**3,285.00**
VAT				
TOTAL - STEWARDING - SPECIALITY				**3,285.00**
Sub Total - Stewarding				
VAT				
TOTAL - STEWARDING				**-**
GLASS RACK - THE LOBBY				
GLASS RACK_water glass	Ea	5	30.00	150.00
GLASS RACK_brandy snifter	Ea	2	30.00	60.00
GLASS RACK_beer - Pilsner	Ea	3	35.00	105.00
GLASS RACK_champagne flute	Ea	3	40.00	120.00
GLASS RACK_martini	Ea	4	40.00	160.00
GLASS RACK margarita	Ea	2	35.00	70.00
GLASS RACK hurricane	Ea	2	30.00	60.00
GLASS RACK tumbler (high ball) - Iced Tea, Pina Collada, Soft Drinks	Ea	8	30.00	240.00
GLASS RACK Irish coffee	Ea	1	30.00	30.00
GLASS RACK sherry	Ea	2	35.00	70.00
GLASS RACK red wine	Ea	4	35.00	140.00
GLASS RACK white wine	Ea	4	35.00	140.00
GLASS RACK old fashioned/rock	Ea	6	25.00	150.00
GLASS RACK Glass for Hot Drinks	Ea	2	25.00	50.00
Sub Total				**1,545.00**
VAT				
TOTAL - GLASS RACK - THE LOBBY				**1,545.00**
GLASS RACK - OUTDOOR TERRACE				
GLASS RACK_water glass	Ea	4	30.00	120.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
GLASS RACK_brandy snifter	Ea	2	30.00	60.00
GLASS RACK_beer - Pilsner	Ea	2	35.00	70.00
GLASS RACK_champagne flute	Ea	2	40.00	80.00
GLASS RACK_martini	Ea	3	40.00	120.00
GLASS RACK margarita	Ea	2	35.00	70.00
GLASS RACK hurricane	Ea	1	30.00	30.00
GLASS RACK tumbler (high ball) - Iced Tea, Pina Collada, Soft Drinks	Ea	8	30.00	240.00
GLASS RACK Irish coffee	Ea	1	30.00	30.00
GLASS RACK sherry	Ea	1	35.00	35.00
GLASS RACK red wine	Ea	3	35.00	105.00
GLASS RACK white wine	Ea	3	35.00	105.00
GLASS RACK old fashioned/rock	Ea	5	25.00	125.00
GLASS RACK Glass for Hot Drinks	Ea	1	25.00	25.00
Sub Total				**1,215.00**
VAT				
TOTAL - GLASS RACK - OUTDOOR TERRACE				**1,215.00**
GLASS RACK - BANQUET & OUTDOOR MARQUEE				
GLASS RACK_water goblet	Ea	16	30.00	480.00
GLASS RACK_brandy snifter	Ea	4	30.00	120.00
GLASS RACK_beer - Pilsner	Ea	8	35.00	280.00
GLASS RACK_champagne flute	Ea	10	40.00	400.00
GLASS RACK_martini	Ea	4	40.00	160.00
GLASS RACK tumbler (high ball) - Iced Tea, Pina Collada, Soft Drinks	Ea	20	35.00	700.00
GLASS RACK sherry	Ea	2	30.00	60.00

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
GLASS RACK Liqueur	Ea	2	30.00	60.00
GLASS RACK red wine	Ea	10	35.00	350.00
GLASS RACK white wine	Ea	10	35.00	350.00
GLASS RACK old fashioned/rock	Ea	8	25.00	200.00
GLASS RACK shot glass/shooter	Ea	8	25.00	200.00
Sub Total				**3,360.00**
VAT				
TOTAL - GLASS RACK - BANQUET & OUTDOOR				**3,360.00**
GLASS RACK - THE BAR				
GLASS RACK_brandy snifter	Ea	1	30.00	30.00
GLASS RACK_beer - Pilsner	Ea	1	30.00	30.00
GLASS RACK_champagne flute	Ea	1	35.00	35.00
GLASS RACK_martini	Ea	1	40.00	40.00
GLASS RACK margarita	Ea	1	40.00	40.00
GLASS RACK hurricane	Ea	1	35.00	35.00
GLASS RACK tumbler (high ball) - Iced Tea, Pina Collada, Soft Drinks	Ea	3	30.00	90.00
GLASS RACK grappa	Ea	1	30.00	30.00
GLASS RACK red wine	Ea	2	35.00	70.00
GLASS RACK white wine	Ea	2	35.00	70.00
GLASS RACK old fashioned/rock	Ea	2	25.00	50.00
GLASS RACK shot glass/shooter	Ea	1	25.00	25.00
GLASS RACK tumbler for hot beverages glass	Ea	1	25.00	25.00
Sub Total				**570.00**
VAT				
TOTAL - GLASS RACK - THE BAR				**570.00**
GLASS RACK - SPECIALITY RESTAURANT				
GLASS RACK_water goblet	Ea	5	30.00	150.00
GLASS RACK_brandy snifter	Ea	1	30.00	30.00
GLASS RACK_beer - Pilsner	Ea	2	35.00	70.00
GLASS RACK_champagne flute	Ea	1	40.00	40.00
GLASS RACK_martini	Ea	1	40.00	40.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
GLASS RACK margarita	Ea	1	35.00	35.00
GLASS RACK hurricane	Ea	1	30.00	30.00
GLASS RACK tumbler (high ball) - Iced Tea, Pina Collada, Soft Drinks	Ea	3	30.00	90.00
GLASS RACK Irish coffee	Ea	1	30.00	30.00
GLASS RACK sherry	Ea	1	35.00	35.00
GLASS RACK red wine	Ea	3	35.00	105.00
GLASS RACK white wine	Ea	3	35.00	105.00
GLASS RACK old fashioned/rock	Ea	2	25.00	50.00
GLASS RACK shot glass/shooter	Ea	1	25.00	25.00
GLASS RACK tumbler for hot beverages glass	Ea	1	25.00	25.00
Sub Total				**860.00**
VAT				
TOTAL - GLASS RACK - SPECIALITY				**860.00**
GLASS RACK - POOL BAR				
GLASS RACK acrylic tumbler glass	Ea	1	30.00	30.00
GLASS RACK acrylic high ball	Ea	1	30.00	30.00
GLASS RACK acrylic pina collada	Ea	1	30.00	30.00
GLASS RACK acrylic white wine	Ea	1	35.00	35.00
Sub Total				**125.00**
VAT				
TOTAL - GLASS RACK - POOL BAR				**125.0**
GLASS RACK - ROOM SERVICE				
GLASS RACK_water glass	Ea	3	30.00	90.00
GLASS RACK_brandy snifter	Ea	2	30.00	60.00
GLASS RACK_beer - Pilsner	Ea	3	35.00	105.00
GLASS RACK_champagne flute	Ea	3	40.00	120.00
GLASS RACK tumbler (high ball) - Iced Tea, Pina Collada, Soft Drinks	Ea	8	40.00	320.00
GLASS RACK Irish coffee	Ea	1	35.00	35.00
GLASS RACK red wine	Ea	6	35.00	210.00
GLASS RACK white wine	Ea	5	35.00	175.00
GLASS RACK old fashioned/rock	Ea	4	25.00	100.00
GLASS RACK tumbler for hot beverages glass	Ea	1	25.00	25.00
Sub Total				**1,240.00**
VAT				
TOTAL - GLASS RACK - ROOM SERVICE				**1,240.00**

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
GLASS RACK - GUEST ROOM				
Full Rack Cover	Ea	43	15.00	645.00
Camdolly	Ea	39	20.00	780.00
Camdolly with Handle	Ea	13	20.00	260.00
Open Rack	Ea	11	20.00	220.00
Open Rack	Ea	16	20.00	320.00
Open Rack	Ea	16	20.00	320.00
Open Rack	Ea	21	20.00	420.00
4x5 Rack for Coffee & Tea Cup	Ea	52	20.00	1,040.00
5x5 Rack for Tea Cup	Ea	13	20.00	260.00
9x9 Rack	Ea	16	20.00	320.00
9x9 Rack with 1 Extender	Ea	16	20.00	320.00
5x9 Peg Rack	Ea	16	20.00	320.00
5x9 Peg Rack with 1 Extender	Ea	16	20.00	320.00
The Camrack Component System	Ea	11	15.00	165.00
Flatware Cylinder	Ea	55	20.00	1,100.00
Sub Total				**6,810.00**
VAT				
TOTAL - GLASS RACK - GUEST ROOM				**6,810.00**
GLASS RACK - STAFF DINING ROOM				
GLASS RACK Tumblers	Ea	10	30.00	300.00
GLASS RACK Mug	Ea	12	30.00	360.00
Full Rack Cover	Ea	5	15.00	75.00
Camdolly	Ea	2	10.00	20.00
Camdolly with Handle	Ea	2	10.00	20.00
Sub Total				**775.00**
VAT				
TOTAL - GLASS RACK - STAFF DINING ROOM				**775.00**
Sub Total - Glass Rack				**16,500.00**
VAT				-
TOTAL - GLASS RACK				**16,500.00**
KITCHEN UTENSILS - BANQUET KITCHEN				
Provision for Banquet Kitchen	Ea	1	40,000.00	40,000.00
Sub Total				**40,000.00**
VAT				
TOTAL - KITCHEN UTENSILS - BANQUET KITCHEN				**40,000.00**
KITCHEN UTENSILS - BUTCHERY, FRUIT & VEGE. PREP.				

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Provision for Butchery, Fruity & Vege. Prep	Ea	1	20,000.00	20,000.00
Sub Total				**20,000.00**
VAT				
TOTAL - KITCHEN UTENSILS - BUTCHERY, FRUIT				**20,000.00**
KITCHEN UTENSILS - COLD KITCHEN, SUSHI				
Provision for Cold Kitchen, Sushi	Ea	1	5,000.00	5,000.00
Sub Total				**5,000.00**
VAT				
TOTAL - KITCHEN UTENSILS - COLD KITCHEN,				**5,000.00**
KITCHEN UTENSILS - CHOCO/ICE CREAM KITCHEN				
Provision for Speciality Restaurant	Ea	1	8,000.00	8,000.00
Sub Total				**8,000.00**
VAT				
TOTAL - KITCHEN UTENSILS - CHOCO/ICE CREAM				**8,000.00**
KITCHEN UTENSILS - MEETING ROOM PANTRY				
Provision for meeting room	Ea	1	5,000.00	5,000.00
Sub Total				**5,000.00**
VAT				
TOTAL - KITCHEN UTENSILS - MEETING ROOM				**5,000.00**
KITCHEN UTENSILS - SPECIALITY RESTAURANT				
Provision for Speciality Restaurant	Ea	1	30,000.00	30,000.00
Sub Total				**30,000.00**
VAT				
TOTAL - KITCHEN UTENSILS - SPECIALITY				**30,000.00**
KITCHEN UTENSILS - MAIN KITCHEN				
Provision for Main Kitchen	Ea	1	50,000.00	50,000.00
Sub Total				**50,000.00**
VAT				
TOTAL - KITCHEN UTENSILS - MAIN KITCHEN				**50,000.00**
KITCHEN UTENSILS - PASTRY KITCHEN				
Provision for Pastry Kitchen	Ea	1	20,000.00	20,000.00
Sub Total				**20,000.00**
VAT				
TOTAL - KITCHEN UTENSILS - PASTRY KITCHEN				**20,000.00**

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
KITCHEN UTENSILS - STAFF DINING				
Provision for staff dining	Ea	1	20,000.00	20,000.00
Sub Total				**20,000.00**
VAT				
TOTAL - KITCHEN UTENSILS - STAFF DINING				**20,000.00**
Sub Total - Kitchen Utensils				**198,000.00**
VAT				
TOTAL - KITCHEN UTENSILS				**198,000.00**
Sub Total - Main Bar, Stewarding, Glass Rack &				**236,500.00**
VAT				
TOTAL - MAIN BAR, STEWARDING, GLASS RACK				**236,500.00**
STAFF DINING ROOM & OTHER SMALL WARES				
STAFF DINING ROOM CHINAWARES				
Round Plate - Main Dish	Ea	300	7.00	2,100.00
Logo Printing Cost for Round Plate	Ea	300	1.00	300.00
Round Plate	Ea	300	6.00	1,800.00
Logo Printing Cost for Round Plate	Ea	300	1.00	300.00
Bowl - Soup	Ea	300	3.00	900.00
Salad Bowl	Ea	400	2.50	1,000.00
Logo Printing Cost for Salad Bowl	Ea	400	1.00	400.00
Water Glass - Water	Ea	250	3.00	750.00
Mug Cup	Ea	250	3.00	750.00
Espresso Cup	Ea	50	5.00	250.00
Espresso Cup Saucer	Ea	50	2.50	125.00
Logo Printing Cost for Mug Cup	Ea	250	1.00	250.00
Tray	Ea	250	7.00	1,750.00
Logo Printing Cost for Tray	Ea	250	1.00	250.00
Ashtray	Ea	20	3.75	75.00
Sub Total				**11,000.00**
VAT				
TOTAL - STAFF DINING ROOM - CHINAWARES				**11,000.00**
STAFF DINING ROOM FLATWARES				
Stylish Spoon	Ea	250	4.00	1,000.00
Spoon - Cutlery	Ea	300	3.00	900.00
Knife - Cutlery	Ea	300	4.00	1,200.00
Fork - Cutlery	Ea	300	3.00	900.00
Chopsticks	Ea	200	3.00	600.00
Tea Spoon - Cutlery	Ea	300	3.00	900.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Sub Total				**5,500.00**
VAT				
TOTAL - STAFF DINING ROOM - FLATWARES				**5,500.00**
Sub Total - Staff Dining Room & Other Small Wares				**16,500.00**
VAT				
TOTAL - STAFF DINING ROOM & OTHER SMALL				**16,500.00**
ENGINEERING, ELV & ROLLS ROYCE TOOLS				
Engineering & ELV Tools				
Provision for Engineering Tools	Ea	1		0.00
Platform Lifter	Ea	1	12,000.00	12,000.00
Maintenance Working Table 0.75x2m	Ea	1	3,000.00	3,000.00
Maintenance Working Table 0.75x2m	Ea	1	3,000.00	3,000.00
Mobile Aluminum Scaffolding System, 16.05m	Ea	1	2,000.00	2,000.00
Mobile Aluminum Scaffolding System, 6.05m	Ea	1	1,500.00	1,500.00
Positive Pressure Air Breathing Apparatus	Ea	1	50.00	50.00
Emergency Waterproof Flashlight	Ea	1	20.00	20.00
Breath Mask (Medium)	Ea	1	20.00	20.00
Mini Crowbar	Ea	1	20.00	20.00
Fire Blanket	Ea	1	30.00	30.00
Powder Fire Extinguisher 3KG	Ea	1	20.00	20.00
Fireman's Helmet	Ea	1	20.00	20.00
Fireman's Gloves	Ea	1	20.00	20.00
Waist Axe	Ea	1	20.00	20.00
Fireman's Uniform	Ea	1	20.00	20.00
Fire Sets Waistband	Ea	1	20.00	20.00
Fireman's Boots	Ea	1	25.00	25.00
Fireman's Bet for Waist Axe	Ea	1	20.00	20.00
Custom Fire Cart (Final dimension to follow Hotel's requirement)	Ea	1	60.00	60.00
Various ELV Tools	Ea	1	3,000.00	3,000.00
Various Engineering Tools	Ea	1	2,635.00	2,635.00
TOTAL - ENGINEERING & ELV TOOLS				**27,500.00**
Rolls Royce Tools				
Various Rolls Royce Tools	Ea	1		-
Seat Covers for Rolls Royce	Ea	2	200.00	400.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
"Förch" Work Bench #WB1200	Ea	1	3,000.00	3,000.00
"HAZET" Tool Trolley Assistant #180-9	Ea	1	3,000.00	3,000.00
"HAZET" Tool Trolley Assistant #180K-4	Ea	1	3,000.00	3,000.00
"HAZET" Long-Nose Pliers #184MA-11	Ea	1	10.00	10.00
"HAZET" Long-Nose Pliers #1841b-33	Ea	1	10.00	10.00
"HAZET" Diagonal Cutters #1803M-22	Ea	1	10.00	10.00
"HAZET" Diagonal Cutters #1850M-33	Ea	1	10.00	10.00
"HAZET" Grip Pliers #757-10	Ea	1	10.00	10.00
"HAZET" Universal Pliers	Ea	1	10.00	10.00
"HAZET" Universal Pliers #760N-3	Ea	1	10.00	10.00
"HAZET" Wire Strippers #1863-1	Ea	1	10.00	10.00
"HAZET" Plastic Hammer #1953-35	Ea	1	10.00	10.00
"HAZET" Pick Up Tool with Claws #1975	Ea	1	10.00	10.00
"HAZET" Magnetic Pick-Up Tool #1976	Ea	1	10.00	10.00
"HAZET" Flexible Inspection Mirror #1977-1	Ea	1	10.00	10.00
"HAZET" Work Light #1979-3	Ea	1	10.00	10.00
"HAZET" Hack Saw Blade #1980B-2	Ea	6	10.00	60.00
"HAZET" Hack Saw Frame #1980N	Ea	1	10.00	10.00
"HAZET" Hack Saw Frame #1981	Ea	1	10.00	10.00
"HAZET" Hack Saw Blade	Ea	6	10.00	60.00
"HAZET" Hex Head Wrenches Set #2100/14P	Ea	1	10.00	10.00
"HAZET" Hex Head Wrenches Set Origin: Germany	Ea	1	10.00	10.00
"HAZET" File, Half Round #2119-8	Ea	1	10.00	10.00
"HAZET" Round File #2120-8	Ea	1	10.00	10.00
"HAZET" Flat File #2122-10	Ea	1	10.00	10.00
"HAZET" Magento File #2125/6P	Ea	1	10.00	10.00
"HAZET" Case of Twist Drill Bits #2128-1	Ea	1	10.00	10.00
"HAZET" Twist Drill Set #N338-03	Ea	1	10.00	10.00
"HAZET" BALL PEEN HAMMER #2141-2 Size: 1lbs*360mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" BALL PEEN HAMMER #2141-4 Size: 1.1/2lbs*380mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" FEELER GAUGE #2147 Size: 0.05-1.0mm L:106mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" FEELER GAUGE #2147A Size: 0.002-0.040"L:106mm Origin: Germany	Ea	1	10.00	10.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
"HAZET" MULTIMETER UT30B #379111 Size: 200 u A-10A 200mv-500v Origin: Germany	Ea	1	10.00	10.00
"HAZET" TAPE MEASURE #2154N-5 Size: L:5m Origin: Germany	Ea	1	10.00	10.00
"HAZET" UNIVERSAL KNIFE #2157 Size: L:167mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" SNAP-OFF BLADES #2157-04 Size: 100X18mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" GREASE GUNS#2162-1 Size: 500cm3 thickness 1 mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" PRY BAR #2165-1 Size: L:400mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" PRY BAR #2164/3 Size: L:600/460/300mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" PRY BAR #2165-3 Size: L:300mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" JACK STANDS #217-6/2 Size: capacity: 6T Min height :365mm. Max height: 565mm. Origin: Germany	Ea	1	10.00	10.00
"HAZET" ADJUSTABLE WRENCH #279-12 Size: l:308mm sb:34mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" ADJUSTABLE WRENCH #279-6 Size: l:158mm sb:18mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" ADJUSTABLE WRENCH #279-8 Size: l:205mm sb:23mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH #450N-10X11 Size: 10X11mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH #450N-11X13 Size: 11X13mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH # 450N-12X14 Size: 12X14mm Origin: Germany	Ea	1	10.00	10.00

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
"HAZET" DOUBLE OPEN END WRENCH 450N-14X15 Size: 14X15mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH 450N-16X18 Size: 16X18mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH # 450N-17X19 Size: 17X19mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH #450N-19X22 Size: 19X22mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH Size: 21X23mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH # 450N-22X24 Size: 22X24mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH # 450N-24X27 Size: 24X27mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH #450N-6X7 Size: 6X7mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH # 450N-8X10 Size: 8X10mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH # 450NA-1.1/16X1.1/4VKH Size: 1.1/16X1.1/4 Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH #450NA-1/2X9/16VKH Size: 1/2X9/16 Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH # 450NA-1/4X5/16VKH Size: 1/4X5/16 Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH # 450NA-15/16X1VKH Size: 15/16X1 Origin: Germany	Ea	1	10.00	10.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
"HAZET" DOUBLE OPEN END WRENCH # 450NA-3/8X7/16VKH Size: 3/8X7/16 Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH # 450NA-5/16X3/8VKH Size: 5/16X3/8 Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH # 450NA-5/8X3/4VKH Size: 5/8X3/4 Origin: Germany	Ea	1	10.00	10.00
"HAZET" DOUBLE OPEN END WRENCH # 450NA-9/16X5/8VKH Size: 9/16X5/8 Origin: Germany	Ea	1	10.00	10.00
"HAZET" RADIO DEMOUNTING TOOL # 4656-1 Size: L:220mm w:80mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-10 Size: 10mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-11 Size: 11mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-12 Size: 12mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-13 Size: 13mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-14 Size: 14mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-15 Size: 15mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH #600N-16 Size: 16mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-17 Size: 17mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH #600N-18 Size: 18mm Origin: Germany	Ea	1	10.00	10.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
"HAZET" COMBINATION WRENCH # 600N-19 Size: 19mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-20 Size: 20mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-21 Size: 21mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-22 Size: 22mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-24 Size: 24mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-7 Size: 7mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-8 Size:8mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600N-9 Size: 9mm Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-1 Size: 1.0 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-1.1/4 Size: 1.1/4 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-1.1/8 Size: 1.1/8 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-1.3/8 Size: 1.3/8 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-1/2 Size: 1/2 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-1/4 Size: 1/4 Origin: Germany	Ea	1	10.00	10.00

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
"HAZET" COMBINATION WRENCH # 600NA-11/16 Size: 11/16 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-13/16 Size: 13/16 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-15/16 Size: 15/16 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-3/4 Size: 3/4 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-3/8 Size: 3/8 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-5/16 Size: 5/16 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-5/8 Size: 5/8 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-7/16 Size: 7/16 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH # 600NA-7/8 Size: 7/8 Origin: Germany	Ea	1	10.00	10.00
"HAZET" COMBINATION WRENCH# 600NA-9/16 Size: 9/16 Origin: Germany	Ea	1	10.00	10.00
"HAZET" Combination Wrench #600NA-1.1/16	Ea	1	10.00	10.00
"HAZET" Combination Wrench #600NA-1.5/16	Ea	1	10.00	10.00
"HAZET" Combination Wrench #600NA-1.1/2	Ea	1	10.00	10.00
"HAZET" TORQUE WRENCH # 6124200 Size: 40-200Nm Origin: Germany	Ea	1	10.00	10.00
"HAZET" DRIFT PIN SET # 751/6-1 Size: d:2、3、4、5、6、8mm Origin: Germany	Ea	1	10.00	10.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
"GLH" LANGBECK-GRIPZANGE 6LN # 46702 Size: 150MM Origin: USA	Ea	1	10.00	10.00
"HAZET" SCREWDRIVER SET # 803/13 Size: a set of 13 Origin: Germany	Ea	1	10.00	10.00
"HAZET" ELECTRONIC SCREWDRIVER SET # 805/7 Size: a set of 7 Origin: Germany	Ea	1	10.00	10.00
"HAZET" Set Tools (1/4" a set of 20) #852-1	Ea	1	10.00	10.00
"HAZET" Set Tools (1/4" a set of 14) #852AN	Ea	1	10.00	10.00
"HAZET" Set Tools (3/8" a set of 14)	Ea	1	10.00	10.00
"HAZET" Set Tools (3/8" a set of 14)	Ea	1	10.00	10.00
"HAZET" Set Tools (1/2" a set of 20)	Ea	1	10.00	10.00
"HAZET" Set Tools (1/2" a set of 17)	Ea	1	10.00	10.00
"HAZET" Adapter Set #958/6	Ea	1	10.00	10.00
"FöRCH" Grinding Machine #59891503	Ea	1	10.00	10.00
"FöRCH" SCHLAGBOHRSCHRAUBER # 5325 570 Size: 630w 0-2700 1/min 0-1380 1/min Origin: Germany	Ea	1	10.00	10.00
"FöRCH" Waste oil collection box # 910018 Size: 14L 2kg H:13cm diameter:49cm Origin: Germany	Ea	2	10.00	20.00
"FöRCH" Air Compressor # 535735015 Size: 710(L)×590(w)×470(H)mm Origin: Germany	Ea	1	10.00	10.00
"FöRCH" SCHLAUCHAUFROLLER # 3920202 Size: 20m Origin: Germany	Ea	1	10.00	10.00
"FöRCH" HANDREIFENFÜLLER GEEICHT EWO# 537014 Size: Ø80mm 0.83kg Origin: Germany	Ea	1	10.00	10.00
"FöRCH" BLOW GUN # 39401 Size: 2-15bar 0.3kg Origin: Germany	Ea	1	10.00	10.00
"FöRCH" Longer Tube #394010	Ea	1	10.00	10.00
"FöRCH" FEINLÖTKOLBEN #547830	Ea	1	10.00	10.00
"Gonniu" Outlet #5429 3010	Ea	1	10.00	10.00
"Stanley" Vices #160423	Ea	1	10.00	10.00
"Stanley" Rotary Disc for Vices #1604B-23	Ea	1	10.00	10.00
"Xinli" Hydraulic Service Jack	Ea	1	260.00	260.00

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
"GYS" Battery Charger #ESB1542	Ea	1	10.00	10.00
TOTAL - ROLLS ROYCE TOOLS				**11,000.00**
Sub Total				**38,500.00**
VAT, Warehousing, Logistics				
TOTAL - ENGINEERING, ELV & ROLLS ROYCE				**38,500.00**
UNIFORMS				
Hotel Staff Uniform Design FEE @ Administration, Sales & Marketing, FOH - General, F&B - General, HSKP/Spa/Fitness Center Office	Ea	1	7,950.00	7,950.00
Designs:	Ea			
Code A1(M)	Ea			
Code A1(F)	Ea			
Code A2(M)	Ea			
Code A2(F)	Ea			
Code A3(M)	Ea			
Code A3(F)	Ea			
Hotel Staff Uniform Design Fee @ Rooms - Front Office	Ea	1	19,750.00	19,750.00
Departments/Operations:	Ea			
Designs:	Ea			
Code R1(M)	Ea			
Code R1(F)	Ea			
Departments/Operations:	Ea			
Designs:	Ea			
Code R2(M)	Ea			
Code R2(F)	Ea			
Departments/Operations:	Ea			
Designs:	Ea			
Code R3(M)	Ea			
Departments/Operations:	Ea			
Designs:	Ea			
Code R4(M)	Ea			
Departments/Operations:	Ea			
Designs:	Ea			
Code R5a(M)	Ea			
Code R5b(M):	Ea			
Departments/Operations:	Ea			
Designs:	Ea			
Code R6(M)	Ea			
Code R6(F)	Ea			
Hotel Staff Uniform Design Fee @ F&B	Ea	1	17,850.00	17,850.00
Departments/Operations:	Ea			
Designs:	Ea			
Code F1(M)	Ea			
Code F1(F)	Ea			
Departments/Operations:	Ea			
Designs:	Ea			
Code F2(F)	Ea			
Departments/Operations:	Ea			

Operating Supplies & Equipment Import List

TYPE	UNIT	QTY	Unit Rate	Total Cost (Import) US$
Designs:	Ea			
Code F3(M)	Ea			
Code F3(F)	Ea			
Code F4(M)	Ea			
Code F4(F)	Ea			
Departments/Operations:	Ea			
Designs:	Ea			
Code F5(F)	Ea			
Hotel Staff Uniform Design Fee @ Security	Ea	1	2,150.00	2,150.00
Departments/Operations:	Ea			
Designs:	Ea			
Code S1(M)	Ea			
Code S1(F)	Ea			
Hotel Staff Uniform Design Fee @ Others	Ea	1	3,700.00	3,700.00
Accessories:	Ea			
Code O1	Ea			
Code O2	Ea			
Code B1	Ea			
Code B2	Ea			
Winter Coats:	Ea			
Code O3(M)	Ea			
Code O3(F)	Ea			
Departments/Operations:	Ea			
Designs:	Ea			
Code E(M)	Ea			
Special Rebate @ Hotel Staff Uniform Design Fee	Ea	1		-
	Ea			
Prototype Uniforms	Ea	1	25,000.00	25,000.00
Uniform Production (including 10,000 customized uniform labels)	Ea	1	308,600.00	308,600.00
RFID Chips	Ea			-
Envelopes for RFID Chips	Ea			-
Uniform for Peninsula Ambassadors	Ea			-
Peninsula Standard Uniforms (Spa,. Bellboys, Neckties)	Ea			-
Additional Budget Approved	Ea			
Sub Total				**385,000.00**
VAT, Warehousing, Logistics				
TOTAL - UNIFORMS				**385,000.00**

IT, PABX PAGING SYSTEM-MATERIAL IMPORT LIST

Description	Qty	Unit	Rate	Total Amount (Import) USD
Application Systems Software				
Opera PMS & S&C				
Opera Property Management System Single Property	88	rooms	382	33,600
Opera Thin Client (only required with Application server)	88	rooms	incl	incl
Opera Accounts Receivable (per module)	88	rooms	incl	incl
Opera Electronic Commission Handling (per room)	88	rooms	25	2,240
Opera Virtual Room Numbers (DID)	1	room	7,000	7,000
WTP/HCC Electronic Commission Data (per module)	1	room	4,000	4,000
OPERA 9 MOBILE (ON PREMISE/SELF-HOSTED)	88	rooms		
Opera Back Office Interface	1	room	4,000	4,000
Opera Vision Licenses (5)	5	sets	3,000	15,000
OXI Interface For ORS	1	room	incl	incl
Interfaces				
Multi-Services PABX Interface	1	set	6,000	6,000
CAS I/F - Fidelio Call Accounting System	1	set	7,500	7,500
Point-of-Sale Interface (FOC if Micros)	1	set	FOC	incl
POS I/F - Concept spa Management System	1	set	FOC	incl
MSC I/F - Intelity Integration Interface	1	set	6,500	6,500
Pay Movies Interface - Ibahn	1	set	7,000	7,000
Telecentre Interface	1	set	8,000	8,000
Door Lock System Interface	1	set	8,500	8,500
www System Interface - Ibahn HSIA	1	set	5,500	5,500
VMS Voice mail interface	1	set	5,500	5,500
Credit card Interface 3C CCINTEGRA 9000	1	set	6,000	6,000
Opera Gateway for Concept External Activity Scheduler	1	set	6,500	6,500
Xchange 2-way for Goconcierge interface, next Gen.	1	set	6,653	6,653
Xchange 2-way for Hotsos interface	1	set	6,653	6,653
Xchange 2-way for ORS	1	set	incl	incl
Xchange 2-way for Zdirect	1	set	6,653	6,653
Xchange interface for ResPack - Next Generation	1	set	6,653	6,653
OPERA - ID Document Scanning	1	set	1,500	1,500
Opera Additional license Interface for iBahn	1	set	5,000	5,000
Xchange Interface for mobile site rsvn	1	set	12,115	12,115
Xchange interface for OPMS	1	set	4,897	4,897
Others	1	set	7,037	7,037
Total Opera PMS (Opera 9/Mobile)				**190,000**
Opera S&C				
Opera Sales & Catering Account Management System	88	Rooms	227	20,000
Opera Thin Client (only required with Application server)	88	Rooms	incl	incl
Total Opera S& C				**20,000**
Opera Vision & Reporting				8,610
Central Systems (ORS/OWS/OCIS)				
Opera Central Reservations Systems				
Opera Reservations Systems	88	Rooms	127	11,200
Oracle License Opera ORS Suite	88	Rooms	26	2,268
Oracle License Interface	1	Room	1,601	1,601
Opera Xchange 2 way for Synxis	1	Room	8,000	8,000
Opera Xchange 2 way for zDirect	1	Room	2,500	2,500
Others	1	Room	2,359	2,359
Opera Central Information System				
Opera Information System v5.0	88	Rooms	147	12,936
Oracle License Opera OCIS Suite	88	Rooms	22	1,972
Opera Web Suite				
Opera WEB Self Service Version	88	Rooms	51	4,480
Oracle License Opera Web Suite	88	Rooms	8	683
Total Central Systems (RRS/OWS/OCIS)				**48,000**
In Touch Data BI Reporting	1	set	5,250	5,250
IDeas Revenue Management System (RMS)	1	set	35,000	35,000
Newmarket Hot SOS (Task Management)	1	set	22,050	22,050
SUN Systems Financials-Back Office	1	set	75,000	75,000
BirchStreet (Procurement System)	1	set	60,000	60,000
Zdirect (e-confirmation & pre-arrival email platform)	1	set	3,700	3,700
Aleder Frequent Flyer System (AFFS)	1	set	2,800	2,800
GiveX (Gift Card System)	1	set	28,000	28,000
Concept SPA software & Online Booking Engine	1	set	36,750	36,750
GoConcierge (Hotel Concierge System)	1	set	4,725	4,725
MiniBar Systems	1	set	5,250	5,250
Office Automation other	1	set	15,000	15,000

Misc Systems & Licenses				
- Hyperion Licence	1	set	15,750	15,750
- RAM's Licence	1	set	7,350	7,350
- HRMS (Payroll, Time & Attendance, HR)	1	set	15,750	15,750
- Credit Card System / Payment Gateway	1	set	5,250	5,250
- PenKey / Mobile Key Development (Saflok)	1	set	19,000	19,000
HSIA (High Speed Internet Access)	1	set	47,000	47,000
Total of Application System Software				**670,235**
APPLICATION SYSTEMS HARDWARE				
Servers				
Server Group 1	1	set		27,000
(1) DC Svr (2) File & Print (3) Backup				
Hardware of Server Group 1	3	sets	4,184	12,552
Additional hardware for the Backp Servers	2	sets	2,350	4,700
Software for Server Group 1				
Windows Server 2012 Standard	3	sets	1,732	5,195
Windows Server CAL Single Language - R18-02709 (per 1 users.)	15	sets	50	750
SYMC BACKUP EXEC 2012 SERVER WIN PER SERVER BNDL STD LIC EXPRESS BAND S BASIC 12 MONTHS	2	sets	310	621
SYMC BACKUP EXEC 2010 AGENT FOR WINDOWS SYSTEMS WIN PER SERVER BNDL STD LIC EXPRESS BAND S BASIC 12 MONTHS	3	sets	1,061	3,182.40
Server Group 2	1	set		38,000
(4) Opera PMS Database Server				
(5) Opera PMS Failover Server				
Hardware for Server Group 2	2	sets	6,416	12,832
Software for Server Group 2				
Windows Server 2012 Standard	2	sets	1,713	3,426
SYMC PCANYWHERE OST & REMOTE 12.5 PER DEVICE STD LIC EXPRESS BAND A	2	sets	310	621
SYMC BACKUP EXEC 2010 SERVER WIN PER SERVER BNDL STD LIC EXPRESS BAND S BASIC 12 MONTHS	2	sets	1,061	2,122
Other database software	2	sets	9,500	19,000
Sever Group 3	10	set	15,200	152,000
Hardware for Server Group 3 (6-13)	8	sets	5,880	47,040
Hardware for Server Group 3 (14-15)	2	sets	4,600	9,200
Software for Server Group 3				
Windows Server 2012 Standard	10	sets	4,580	45,797
Windows Server CAL Single Language - R18-02709 (per 1 users.)	150	sets	67	10,080
SYMC BACKUP EXEC 2010 AGENT FOR WINDOWS SYSTEMS WIN PER SERVER BNDL STD LIC EXPRESS BAND S BASIC 12 MONTHS	10	sets	828	8,280
Oracle Database Server with 10 connection licenses (for SUN and SPA systems) + 2 years support	2	sets	9,838	19,675
SYMC BACKUP EXEC 2010 OPTION LIBRARY EXPANSION WIN PER DEVICE INITIAL BASIC 12 MONTHS EXPRESS BAND S	2	sets	5,964	11,928
LTO Tape Drive and Tapex2	1	set		26,600
HP LTO-6 Ultr 6250 Tape DR 1U Rackmount 1	2	sets	7,650	15,300
HP LTO-6 Ultrium 6.25TB MP RW Data Tape 24	48	sets	120	5,760
HP SAS Min-Min 1 x 2M Cable Assy Kit 1	2	sets	240	480
HP Ultrium Universal Cleaning Cartridge 1	4	sets	90	360
HP H221 Host Bus Adapter 1	2	sets	2,350	4,700
Total Severs				**243,600**
Rack Mount Equipment				
Blanking Panels	1	set	5,000	5,000
Cable Managers	1	set	3,000	3,000
Patch Cords	1	set	3,550	3,550
Total Rack Mount Equipment Cost				**11,550**
Workstations				
Desktop PC	56	sets	850	47,600
22" LCD/LED Monitor for Desktop PCs and Notebooks	56	sets	465	26,031
Total Desktops/WorkStations				**73,631**
INTERFACE/EMAIL/MISC WORKSTATION				
Interface PC's	6	sets	840	5,040
Total Interface/Support/Mis Work Station				**5,040**
Notebook				
Notebook for admin and Outlets	12	sets	2,400	28,800
22" LCD/LED Monitor for Desktop PCs and Notebooks	12	sets	512	6,139
Total Notebooks				**34,939**
PRINTERS				
Printer (A4) - HP Laserjet Enterprise 600 Printer M601dn	8	sets	1,000	8,000
Printer (A3) - HP Color Laserjet Professional CP5525n Printer	1	set	3,200	3,200
Printer (A3) HP Laserjet Enterprise 700 Color MFP M775dn	2	sets	4,500	9,000

Printer (A4) - HP Inkjet	6	sets	800	4,800
Total Printers				**25,000**
SWITCHES & ROUTERS				
Hotel Admin Network				
Hotel Admin Network Core Switches x 2	1	sets	79,800	79,800
Hotel Admin Network Edge Switches (12 non PoE switches)	1	set	97,200	97,200
Total Switches, Routerss and Firewalls (BoH Network)				**177,000**
OPERATING SOFTWARE AND OFFICE AUTOMATION				
MS SQL, Adobe, Teamviewer, AutoCAD, etc.	25	set	1,050	26,250
Total Operating/Datbase System License				**26,250**
MISCELLANEOUS ITEMS				
Hotel Admin Hardware and Office Items				
LCD Projector	1	set	1,600	1,600
UPS 3KW Rack Mountable	10	sets	900	9,000
IP Based KVM Switch & Monitor - 16 port x 5	10	sets	4,000	40,000
Samsung Note II for Opera Mobile (For PENKEY and F&B "Table Side")	4	sets	650	2,600
iPad for Opera Mobile for Housekeeping & Front Office)	3	sets	600	1,800
Total Miscellaneous Items				**55,000**
Other				
Total ipadAir	4	sets	375	1,500
AirWatch MDM Solution for Mobile Devices	1	set	2,500	2,500
Network Firewall				
Hotel Admin Network Firewalls x 2	1	set	26,250	26,250
Cisco PIX 5525 (SW, HA, 4GE+1FE, 3DES/AES) - Firewall				
Smartnet 3 years 24/7/4 SNTP For ASA5525-K9				
Network Box Firewalls				
Network Box and Palo Alto Firewall				**26,250**
Total Application Systems Hardware				**682,260**
Point of Sales				3x restaurants
Oracle POS (UWS / Printers / Software / Training)				204,480
ResPAK Table Management & Online Booking Widget				27,825
Point of Sales				**232,305**
PABX /TELECOMS SYSTEMS				
PABX Main System	1	set	250,000	250,000
Hotel VOIP Service	1	set	100,000	100,000
IP Handsets/Licenses (Telephone Units)	1	set	63,000	63,000
Business Connect Operator and ACD (Automatic Call Distribution) System	1	set	25,000	25,000
Call Accounting System	1	set	15,000	15,000
VoiceMail System	1	set	22,000	22,000
WiFi Phones for Hotel Staff (internal communication, messaging, task management)	150	sets	600	90,000
uMobility Server + license	1	sets	17,200	17,200
PABX Package Standard SIP licenses for BSP and WiFi phone	1	set	22,000	22,000
Total PABX/Telecoms Systems				**604,200**
Guest Network				
Guest Network Wired and Wireless Switches	1	set	350,000	350,000
Skype Gateway box	1	set	12,500	12,500
Telecoms Connection cost (Connection only)	1	set	11,500	11,500
Total PABX,Network/Telecoms Systems				**978,200**
WiFi System for Guest and Admin Areas in the Hotel - Ruckus (200 x APs)	1	set	285,000	285,000
Door locking-saflok				320,000
Opera Revenue Management System (ORMS)				
ORMS License				
Opera RMS	88	Rooms	76	6,720
Oracle Opera RMS	88	Rooms	9	784
Opera Product intergration	1	Room	2,909	2,909
Oracle Product Intergration	1	Room	3,423	3,423
Others	1	Room	7,164	7,164
Total ORMS License				**21,000**
Grand Total				**3,189,000**

3.3e - ELV Hardware List

A. In-room panels / equipment

Item	Equipment	std room	suite	PS	ttl key	Cost (USD)	
		73	14	1	88	Unit Cost	Amount
Wall Panel							
1.1	MK Size Touch Panel	438	210	40	688	213.00	$146,544.00
1.2	Foyer Size Touch Panel	438	84	16	538	281.00	$151,178.00
1.3	MK Size Hard Key	292	56	4	352	76.00	$26,752.00
1.4	P1 Door Bell Hard Key	73	14	3	90	174.00	$15,660.00
1.5	110/220V Panel	292	112	10	414	373.00	$154,422.00
1.6	P20D (Power/USB/Printer/HSIA)	73	14	1	88	350.00	$30,800.00
1.7	Pop-Up Panel			1	1	828.00	$828.00
Dect Phone/BSP							
2.1	Vanity Phone	146	28	3	177	209.00	$36,993.00
2.2	Dect Base	73	14	2	89	219.00	$19,491.00
2.3	Dect Phone	146	42	8	196	291.00	$57,036.00
2.4	Tablet Dock (with power adapter)	146	42	4	192	427.00	$81,984.00
2.5	BSP (Tablet)	146	42	4	192	827.00	$158,784.00
Processor							
3.1	CPU	73	14	3	90	1,145.00	$103,050.00
3.2	IRC	73	28	3	104	1,242.00	$129,168.00
3.3	Relay Board	146	42	9	197	1,242.00	$244,674.00
3.4	Junction Board	292	70	9	371	174.00	$64,554.00
3.5	Termination Board	73	14	3	90	214.00	$19,260.00
3.6	Bathroom TV FMC	73	14	3	90	174.00	$15,660.00
3.7	Power Supply	730	154	21	905	53.00	$47,965.00
Casing							
4.1	Green Box	73	14	3	90	467.00	$42,030.00
4.2	AV Box	73	14	3	90	318.00	$28,620.00
4.3	Wall Panel Back Box	1971	490	71	2532	66.00	$167,112.00
AV Components							
5.1	AV Switch	73	28	3	104	75.00	$7,800.00
5.2	HDMI Selector	73	28	3	104	348.00	$36,192.00
5.3	TV Remote with Charger	73	28	3	104	348.00	$36,192.00
5.4	Card Reader/AV Interface Board	73	28	3	104	478.00	$49,712.00
5.5	iPod Dock	73	28	3	104	764.00	$79,456.00
5.6	MAS	73	28	3	104	811.00	$84,344.00
5.7	Pre-Made Cables	73	28	4	105	464.00	$48,720.00
5.8	Bathroom Speakers	219	42	6	267	51.00	$13,617.00
5.9	HDMI Extender	146	28	6	180	248.00	$44,640.00
5.10	VGA to HDMI Converter	73	14	3	90	82.00	$7,380.00
5.11	Composite to HDMI Converter	73	14	3	90	97.00	$8,730.00
Misc Items							
7.1	Portable Nail Dryer	73	14	2	89	261.00	$23,229.00
7.2	Smartphone/Tablet Charger	73	14	3	90	182.00	$16,380.00
7.3	Smart Switch	146	42	4	192	174.00	$33,408.00
7.4	USB Extender	73	14	1	88	43.00	$3,784.00
7.5	Curtain Interface Board	73	14	3	90	828.00	$74,520.00
7.6	DVD LED Light (with power adapter)	146	56	6	208	318.00	$66,144.00
7.7	Temperature Sensor	73	28	4	105	3.00	$315.00
ELV Network							
8.1	24-port Network Switch	73		1	74	1093.00	$80,882.00
8.2	48-port Network Switch		14	2	16	2086.00	$33,376.00
8.3	ELV Wireless Access Point	73	14	3	90	816.00	$73,440.00
Theater/Living Room AV Components							
9.1	Surround Sound System			1	1	3094.00	$3,094.00
9.2	AV Receiver			1	1	5200.00	$5,200.00
9.3	Hi-Fi Receiver			1	1	10903.23	$10,903.23
9.4	SACD			1	1	6709.68	$6,709.68
9.5	iPod Dock (Branded)			2	2	1950.00	$3,900.00
9.6	Audio Cabling			1	1	4193.55	$4,193.55
9.7	High-end Stereo Speakers			1	1	13419.35	$13,419.35
						sub ttl of A :	**$2,612,245.81**

B. ELV Head-End Server

1.1	Enterprise Server - DL380				2	$6,000.00	$12,000.00
1.2	Enterprise Server - DL160				6	$2,900.00	$17,400.00
1.3	SAN Server				1	$26,000.00	$26,000.00
1.4	NAS Storage				1	$2,000.00	$2,000.00
1.5	PC				2	$1,950.00	$3,900.00
1.6	KVM				2	$2,000.00	$4,000.00
1.7	UPS				0	$4,000.00	$0.00
1.8	24-Port Switch				4	$2,400.00	$9,600.00
1.9	Core Switch				2	$12,000.00	$24,000.00
1.10	Firewall				4	$16,775.00	$67,100.00
1.11	Wireless AP Controller				2	$70,824.00	$141,648.00
1.12	Fiber Module				4	$2,600.00	$10,400.00
						sub ttl of B :	**$318,048.00**

C. IPTV System

1.1	Set top box				219	577	126,363.00
1.2	IPTV server				3	5,128.00	15,384.00
1.3	Media server				3	3,846.00	11,538.00
1.4	UI server				3	5,128.00	15,384.00
1.5	iMedia server				2	5,128.00	10,256.00
1.6	Cisco WS C750X 48-port switch				2	10,897.00	21,794.00
1.7	Cisco WS2960 24-port switch				1	1,282.00	1,282.00
1.8	VOD server				1	7,051.00	7,051.00
1.9	Redundancy server				1	7,051.00	7,051.00
1.1	Splitters, cables, routers, KVM and accessories				1	38,462.00	38,462.00
1.11	In-room licenses / confirguration				1	96,154.00	96,154.00
1.12	SOTi				1	63,790.00	63,790.00
						sub ttl of C :	**$414,509.00**

Ttl of A to C:	**$3,344,802.81**

Remark : The price quoted above don't include taxes, T & C, Freight and installation.

Item	Location	Equipment	Amount USD
1	G/F Lobby	Band System	$16,774.00
2	G/F Lobby	BGM System	$35,484.00
3	G/F Lobby - The Bar	BGM System	$27,240.00
4	G/F - Signature Restaurant	BGM System	$27,240.00
5	G/F - Function Room	Function Room AV System	$274,839.00
6	G/F - Courtyard Garden	BGM System	$40,387.00
7	G/F - Pool	BGM System	$40,387.00
8	G/F - Outdoor Catering Area	BGM System	$77,420.00
9	B/F - SPA	BGM System	$80,645.00
10	G/F - Music server system room	BGM System	$137,097.00
11	All FOH areas BGM speaker	Speaker System	$35,871.00
		Ttl USD :	**$793,384.00**

Grand Total for ELV Hardware $4,138,186.81

ANNEX-3.4

Aedas

LUXURY HOTEL (PYN)

	NLA	GFA	Efficiency	No. of Keys
	7,665 (m2)	14,050 (m2)	55% (NLA/GFA)	88

		NLA	GFA	Efficiency	No. of Keys
L4 (3Mezz)	Mezzanine to Presidential Suite	145	193	75%	
L3	37 x Suites, 1 Presidential Suite	2,427	2,957	82%	38
L2	41 Suites	2,415	3,120	77%	41
L1	Lobby, High End Retail, Bar, Restaurant, 13 Suites, Gym in T1	2,271	3,955	57%	9
B1	Spa	407	3,825	11%	
		-	-		

The following areas are excluded from above PYN NLA table (as per SPA comments 25-04-2013).

		Area (m2)
L3	Guest Circulation, BOH	530
L2	Guest Circulation, BOH	705
L1	Guest Circulation, WC's and Pool Showers, BOH incl. Front Office	1,684
B1	Guest Circulation, BOH	3,418

Notes:

MEP areas are excluded from both GFA and NLA.

PYN GFA floor areas are calculated to the inner face of windows in existing walls and outer face of new external walls
PYN NLA floor areas are calculated to the centre line of new and existing walls

Aedas

THE PENINSULA YANGON (PYN)

AREA BREAKDOWN (sq.m)	B1	L1	L2	L3	L3M	TOTAL
TOTAL GFA	3825	3955	3120	2957	193	14050
NO. OF KEYS		9	41	38		88
AVERAGE ROOM SF		75	58	68		
F & B		758				758
PUBLIC AREAS	90	798				888
RETAIL		502				502
RECREATION FACILITIES	407	230				637
ADMINISTRATION	581	55				636
BACK OF HOUSE	2668	80	54	54		2856
MECHANICAL	993		26	26		1045

Notes:
PYN area breakdown are calculated to the centre line of new and existing walls

THE PENINSULA YANGON (PYN)

AREA BREAKDOWN (sq.f)	B1	L1	L2	L3	L3M	TOTAL
TOTAL GFA	41,172	42,571	33,583	31,829	2,077	151,233
NO. OF KEYS		9	41	38		88
AVERAGE ROOM SF		807	624	732		
F & B		8,159				8,159
PUBLIC AREAS	969	8,590				9,558
RETAIL		5,403				5,403
RECREATION FACILITIES	4,381	2,476				6,857
ADMINISTRATION	6,254	592				6,846
BACK OF HOUSE	28,718	861	581	581		30,742
MECHANICAL	10,689		280	280		11,248

Peninsula Yangon Limited

Income Statement

PENINSULA YANGON HOTEL - INCOME

Keys	No. of Keys	Sum NLA sqm	ADR	Avg. Occ.	ADR sqm
Rooms	74	3,360	$435	77%	$9.58
Suites	13	1,005	$730	35%	$9.44
Pen Suites	1	286	$2,300	35%	$8.04
	88	**4,651**	**$467**	**70.4%**	**$9.46**

Year	**Year 2019**	**Year 2020**	**Year 2021**	**Year 2022**	**Year 2023**	**Year 2024**	**Year 2025**	**Year 2026**
Operating Period Start	0	1	2	3	4	5	6	7
Rooms		88	88	88	88	88	88	88
Occupancy		70.4%	71.5%	73.0%	75.3%	75.3%	75.3%	75.3%
Room Night Sold (per year)		22,612	22,966	23,448	24,186	24,186	24,186	24,186
Average Daily Rate (USD)		$467	$490	$515	$541	$551	$562	$574
RevPAR		$329	$351	$376	$407	$415	$424	$432
Retail Leasable Area (sqm)		403	403	403	403	403	403	403
Occupancy		100%	100%	100%	100%	100%	100%	100%
Rental Rate / sqm / month (net)		$50	$52	$53	$55	$56	$58	$60
	AMOUNT USD	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**
SALES								
Rooms		$10,559,687	$11,261,280	$12,072,407	$13,075,409	$13,336,917	$13,603,656	$13,875,729
F&B		$4,097,159	$4,369,377	$4,684,094	$5,073,259	$5,174,724	$5,278,218	$5,383,783
Minor Operating Departments		$263,992	$281,532	$301,810	$326,885	$333,423	$340,091	$346,893
Retail Component NOI, Net		$241,800	$249,054	$256,526	$264,221	$272,148	$280,312	$288,722
TOTAL SALES		**$15,162,638**	**$16,161,243**	**$17,314,837**	**$18,739,775**	**$19,117,212**	**$19,502,278**	**$19,895,127**

Peninsula Yangon Limited

Income Statement

PENINSULA YANGON HOTEL - INCOME

Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037
Operating Period Start	8	9	10	11	12	13	14	15	16	17	18
Rooms	88	88	88	88	88	88	88	88	88	88	88
Occupancy	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%
Room Night Sold (per year)	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186
Average Daily Rate (USD)	$585	$597	$609	$624	$640	$656	$672	$689	$706	$724	$742
RevPAR	$441	$449	$458	$470	$482	$494	$506	$519	$532	$545	$559
Retail Leasable Area (sqm)	403	403	403	403	403	403	403	403	403	403	403
Occupancy	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Rental Rate / sqm / month (net)	$61	$63	$65	$67	$69	$71	$73	$76	$78	$80	$83

	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
SALES											
Rooms	$14,153,243	$14,436,308	$14,725,035	$15,093,160	$15,470,489	$15,857,252	$16,253,683	$16,660,025	$17,076,526	$17,503,439	$17,941,025
F&B	$5,491,458	$5,601,288	$5,713,313	$5,856,146	$6,002,550	$6,152,614	$6,306,429	$6,464,090	$6,625,692	$6,791,334	$6,961,118
Minor Operating Departments	$353,831	$360,908	$368,126	$377,329	$386,762	$396,431	$406,342	$416,501	$426,913	$437,586	$448,526
Retail Component NOI, Net	$297,384	$306,305	$315,494	$324,959	$334,708	$344,749	$355,091	$365,744	$376,717	$388,018	$399,659
TOTAL SALES	**$20,295,917**	**$20,704,809**	**$21,121,968**	**$21,651,595**	**$22,194,509**	**$22,751,046**	**$23,321,545**	**$23,906,359**	**$24,505,847**	**$25,120,377**	**$25,750,326**

Peninsula Yangon Limited

Income Statement

PENINSULA YANGON HOTEL - INCOME

Year	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047
Operating Period Start	19	20	21	22	23	24	25	26	27	28
		<Major Renovation>								
Rooms	88	88	88	88	88	88	88	88	88	88
Occupancy	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%
Room Night Sold (per year)	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186
Average Daily Rate (USD)	$760	$779	$799	$819	$839	$860	$882	$904	$926	$950
RevPAR	$573	$587	$602	$617	$632	$648	$664	$681	$698	$715
Retail Leasable Area (sqm)	403	403	403	403	403	403	403	403	403	403
Occupancy	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Rental Rate / sqm / month (net)	$85	$88	$90	$93	$96	$99	$102	$105	$108	$111
	AMOUNT USD	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**
SALES										
Rooms	$18,389,550	$9,424,645	$19,320,521	$19,803,534	$20,298,623	$20,806,088	$21,326,240	$21,859,396	$22,405,881	$22,966,028
F&B	$7,135,146	$3,656,762	$7,496,362	$7,683,771	$7,875,866	$8,072,762	$8,274,581	$8,481,446	$8,693,482	$8,910,819
Minor Operating Departments	$459,739	$235,616	$483,013	$495,088	$507,466	$520,152	$533,156	$546,485	$560,147	$574,151
Retail Component NOI, Net	$411,648	$423,998	$436,718	$449,819	$463,314	$477,213	$491,530	$506,276	$521,464	$537,108
TOTAL SALES	**$26,396,083**	**$13,741,021**	**$27,736,614**	**$28,432,213**	**$29,145,268**	**$29,876,216**	**$30,625,507**	**$31,393,603**	**$32,180,974**	**$32,988,106**

Peninsula Yangon Limited

Income Statement

PENINSULA YANGON HOTEL - INCOME

Year	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Operating Period Start	29	30	31	32	33	34	35	36	37	38
Rooms	88	88	88	88	88	88	88	88	88	88
Occupancy	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%
Room Night Sold (per year)	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186
Average Daily Rate (USD)	$973	$998	$1,023	$1,048	$1,074	$1,101	$1,129	$1,157	$1,186	$1,215
RevPAR	$733	$751	$770	$789	$809	$829	$850	$871	$893	$915
Retail Leasable Area (sqm)	403	403	403	403	403	403	403	403	403	403
Occupancy	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Rental Rate / sqm / month (net)	$114	$118	$121	$125	$129	$133	$137	$141	$145	$149
	AMOUNT USD	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**
SALES										
Rooms	$23,540,179	$24,128,684	$24,731,901	$25,350,198	$25,983,953	$26,633,552	$27,299,391	$27,981,876	$28,681,422	$29,398,458
F&B	$9,133,590	$9,361,929	$9,595,977	$9,835,877	$10,081,774	$10,333,818	$10,592,164	$10,856,968	$11,128,392	$11,406,602
Minor Operating Departments	$588,504	$603,217	$618,298	$633,755	$649,599	$665,839	$682,485	$699,547	$717,036	$734,961
Retail Component NOI, Net	$553,221	$569,818	$586,912	$604,519	$622,655	$641,335	$660,575	$680,392	$700,804	$721,828
TOTAL SALES	**$33,815,494**	**$34,663,648**	**$35,533,088**	**$36,424,350**	**$37,337,981**	**$38,274,544**	**$39,234,614**	**$40,218,782**	**$41,227,654**	**$42,261,849**

Peninsula Yangon Limited

Income Statement

PENINSULA YANGON HOTEL - INCOME

Year	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	39	40	41	42	43	44	45	46	47	48
		<Major Renovation>								
Rooms	88	88	88	88	88	88	88	88	88	88
Occupancy	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%	75.3%
Room Night Sold (per year)	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186	24,186
Average Daily Rate (USD)	$1,246	$1,277	$1,309	$1,342	$1,375	$1,410	$1,445	$1,481	$1,518	$1,556
RevPAR	$938	$962	$986	$1,010	$1,036	$1,061	$1,088	$1,115	$1,143	$1,172
Retail Leasable Area (sqm)	403	403	403	403	403	403	403	403	403	403
Occupancy	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Rental Rate / sqm / month (net)	$154	$158	$163	$168	$173	$178	$184	$189	$195	$201
	AMOUNT USD	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**
SALES										
Rooms	$30,133,419	$15,443,377	$31,658,924	$32,450,397	$33,261,657	$34,093,198	$34,945,528	$35,819,166	$36,714,646	$37,632,512
F&B	$11,691,767	$5,992,030	$12,283,662	$12,590,754	$12,905,523	$13,228,161	$13,558,865	$13,897,837	$14,245,283	$14,601,415
Minor Operating Departments	$753,335	$386,084	$791,473	$811,260	$831,541	$852,330	$873,638	$895,479	$917,866	$940,813
Retail Component NOI, Net	$743,483	$765,787	$788,761	$812,424	$836,796	$861,900	$887,757	$914,390	$941,822	$970,076
TOTAL SALES	**$43,322,004**	**$22,587,280**	**$45,522,820**	**$46,664,834**	**$47,835,517**	**$49,035,589**	**$50,265,789**	**$51,526,872**	**$52,819,616**	**$54,144,815**

Peninsula Yangon Limited

Average Daily Rate Assumption

PENINSULA YANGON HOTEL
ADR Assumptions

Year	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031
Lease Year Ending	22	23	24	25	26	27	28	29	30	31	32	33	34
Operating Period Start	0	1	2	3	4	5	6	7	8	9	10	11	12
Average Daily Rate (USD)													
Rooms		$435	$457	$480	$504	$514	$524	$534	$545	$556	$567	$581	$596
Suites		$730	$767	$805	$845	$862	$879	$897	$915	$933	$952	$975	$1,000
Presential Suites		$2,300	$2,415	$2,536	$2,663	$2,716	$2,770	$2,826	$2,882	$2,940	$2,998	$3,073	$3,150

Peninsula Yangon Limited

Average Daily Rate Assumption

PENINSULA YANGON HOTEL
ADR Assumptions

Year	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044
Lease Year Ending	35	36	37	38	39	40	41	42	43	44	45	46	47
Operating Period Start	13	14	15	16	17	18	19	20	21	22	23	24	25
Average Daily Rate (USD)													
Rooms	$611	$626	$642	$658	$674	$691	$708	$726	$744	$763	$782	$801	$821
Suites	$1,025	$1,050	$1,077	$1,104	$1,131	$1,160	$1,189	$1,218	$1,249	$1,280	$1,312	$1,345	$1,378
Presential Suites	$3,229	$3,310	$3,392	$3,477	$3,564	$3,653	$3,745	$3,838	$3,934	$4,033	$4,133	$4,237	$4,343

Peninsula Yangon Limited

Average Daily Rate Assumption

PENINSULA YANGON HOTEL
ADR Assumptions

Year	Year 2045	Year 2046	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Lease Year Ending	48	49	50	51	52	53	54	55	56	57	58	59	60
Operating Period Start	26	27	28	29	30	31	32	33	34	35	36	37	38
Average Daily Rate (USD)													
Rooms	$842	$863	$884	$907	$929	$952	$976	$1,001	$1,026	$1,051	$1,078	$1,105	$1,132
Suites	$1,413	$1,448	$1,484	$1,521	$1,559	$1,598	$1,638	$1,679	$1,721	$1,764	$1,808	$1,854	$1,900
Presential Suites	$4,451	$4,562	$4,677	$4,793	$4,913	$5,036	$5,162	$5,291	$5,423	$5,559	$5,698	$5,840	$5,986

Peninsula Yangon Limited

Average Daily Rate Assumption

PENINSULA YANGON HOTEL
ADR Assumptions

Year	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Lease Year Ending	61	62	63	64	65	66	67	68	69	70
Operating Period Start	39	40	41	42	43	44	45	46	47	48
Average Daily Rate (USD)										
Rooms	$1,161	$1,190	$1,219	$1,250	$1,281	$1,313	$1,346	$1,379	$1,414	$1,449
Suites	$1,948	$1,996	$2,046	$2,097	$2,150	$2,203	$2,259	$2,315	$2,373	$2,432
Presential Suites	$6,136	$6,289	$6,447	$6,608	$6,773	$6,942	$7,116	$7,294	$7,476	$7,663

Peninsula Yangon Limited

Expenditure

PENINSULA YANGON HOTEL - EXPENSES											
Year				**Year 2019**	**Year 2020**	**Year 2021**	**Year 2022**	**Year 2023**	**Year 2024**	**Year 2025**	**Year 2026**
Operating Period Start				0	1	2	3	4	5	6	7
				AMOUNT USD	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**
COST OF SALES & LABOR											
Rooms					$1,341,080	$1,430,183	$1,533,196	$1,660,577	$1,693,789	$1,727,664	$1,762,218
F&B					$1,946,150	$2,075,454	$2,224,945	$2,409,798	$2,457,994	$2,507,154	$2,557,297
Minor Operating Departments					$13,200	$14,077	$15,091	$16,344	$16,671	$17,005	$17,345
TOTAL COSTS OF SALES					$3,300,430	$3,519,713	$3,773,231	$4,086,719	$4,168,454	$4,251,823	$4,336,859
VARIABLE X & SG&A											
Admin & General					$1,743,703	$1,858,543	$1,991,206	$2,155,074	$2,198,479	$2,242,762	$2,287,940
Sales & Marketing					$606,506	$646,450	$692,593	$749,591	$764,688	$780,091	$795,805
Base Management Fee					$303,253	$323,225	$346,297	$374,795	$382,344	$390,046	$397,903
Royalty Fee					$151,626	$161,612	$173,148	$187,398	$191,172	$195,023	$198,951
Property Repairs & Maintenance					$454,879	$484,837	$519,445	$562,193	$573,516	$585,068	$596,854
Utilities & Energy					$1,485,939	$1,583,802	$1,696,854	$1,836,498	$1,873,487	$1,911,223	$1,949,722
TOTAL SG&A EXPENSES					$4,745,906	$5,058,469	$5,419,544	$5,865,549	$5,983,687	$6,104,213	$6,227,175
FIXED EXPENSES											
Land Lease	$457,540	$414,790	$414,790	$414,790	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770
Incentive Management Fee					$787,443	$839,112	$898,780	$972,449	$992,093	$1,012,136	$1,032,585
Insurance					$303,253	$323,225	$346,297	$374,795	$382,344	$390,046	$397,903
FF&E Reserve					$151,626	$323,225	$519,445	$749,591	$955,861	$975,114	$994,756
TOTAL FIXED EXPENSES	-$457,540	-$414,790	-$414,790	-$414,790	$1,566,092	$1,809,332	$2,088,292	$2,420,606	$2,654,068	$2,701,065	$2,749,013
NET OPERATING INCOME	**-$457,540**	**-$414,790**	**-$414,790**	**-$414,790**	**$6,308,342**	**$6,581,791**	**$6,899,512**	**$7,303,889**	**$7,266,864**	**$7,420,292**	**$7,576,836**
Asset Enhancement (Major Renovation)					$0	$0	$0	$0	$0	$0	$0
DEPRECIATION											
Land Cost					$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost					$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION					$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EARNINGS BEFORE TAXES	-$457,540	-$414,790	-$414,790	-$414,790	$3,147,212	$3,420,661	$3,738,382	$4,142,759	$4,105,735	$4,259,162	$4,415,706
Commercial Tax					$758,132	$808,062	$865,742	$936,989	$955,861	$975,114	$994,756
Property Tax					$580,028	$619,543	$665,195	$721,591	$736,505	$751,721	$767,243
Corporate Income Tax					$0	$0	$0	$0	$0	$708,082	$738,427

Peninsula Yangon Limited

Expenditure

PENINSULA YANGON HOTEL - EXPENSES										
Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036
Operating Period Start	8	9	10	11	12	13	14	15	16	17
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR										
Rooms	$1,797,462	$1,833,411	$1,870,079	$1,916,831	$1,964,752	$2,013,871	$2,064,218	$2,115,823	$2,168,719	$2,222,937
F&B	$2,608,443	$2,660,612	$2,713,824	$2,781,669	$2,851,211	$2,922,491	$2,995,554	$3,070,443	$3,147,204	$3,225,884
Minor Operating Departments	$17,692	$18,045	$18,406	$18,866	$19,338	$19,822	$20,317	$20,825	$21,346	$21,879
TOTAL COSTS OF SALES	$4,423,596	$4,512,068	$4,602,310	$4,717,367	$4,835,301	$4,956,184	$5,080,089	$5,207,091	$5,337,268	$5,470,700
VARIABLE X & SG&A										
Admin & General	$2,334,030	$2,381,053	$2,429,026	$2,489,933	$2,552,369	$2,616,370	$2,681,978	$2,749,231	$2,818,172	$2,888,843
Sales & Marketing	$811,837	$828,192	$844,879	$866,064	$887,780	$910,042	$932,862	$956,254	$980,234	$1,004,815
Base Management Fee	$405,918	$414,096	$422,439	$433,032	$443,890	$455,021	$466,431	$478,127	$490,117	$502,408
Royalty Fee	$202,959	$207,048	$211,220	$216,516	$221,945	$227,510	$233,215	$239,064	$245,058	$251,204
Property Repairs & Maintenance	$608,877	$621,144	$633,659	$649,548	$665,835	$682,531	$699,646	$717,191	$735,175	$753,611
Utilities & Energy	$1,989,000	$2,029,071	$2,069,953	$2,121,856	$2,175,062	$2,229,602	$2,285,511	$2,342,823	$2,401,573	$2,461,797
TOTAL SG&A EXPENSES	$6,352,622	$6,480,605	$6,611,176	$6,776,949	$6,946,881	$7,121,077	$7,299,644	$7,482,691	$7,670,330	$7,862,678
FIXED EXPENSES										
Land Lease	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770
Incentive Management Fee	$1,053,449	$1,074,738	$1,096,458	$1,123,986	$1,152,205	$1,181,134	$1,210,789	$1,241,190	$1,272,354	$1,304,302
Insurance	$405,918	$414,096	$422,439	$433,032	$443,890	$455,021	$466,431	$478,127	$490,117	$502,408
FF&E Reserve	$1,014,796	$1,035,240	$1,056,098	$1,082,580	$1,109,725	$1,137,552	$1,166,077	$1,195,318	$1,225,292	$1,256,019
TOTAL FIXED EXPENSES	$2,797,933	$2,847,844	$2,898,765	$2,963,367	$3,029,590	$3,097,476	$3,167,067	$3,238,404	$3,311,533	$3,386,498
NET OPERATING INCOME	**$7,736,561**	**$7,899,532**	**$8,065,815**	**$8,276,491**	**$8,492,461**	**$8,713,860**	**$8,940,824**	**$9,173,492**	**$9,412,008**	**$9,656,520**
Asset Enhancement (Major Renovation)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION										
Land Cost	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EARNINGS BEFORE TAXES	$4,575,431	$4,738,402	$4,904,686	$5,115,361	$5,331,332	$5,552,730	$5,779,694	$6,012,362	$6,250,879	$6,495,391
Commercial Tax	$1,014,796	$1,035,240	$1,056,098	$1,082,580	$1,109,725	$1,137,552	$1,166,077	$1,195,318	$1,225,292	$1,256,019
Property Tax	$783,079	$799,235	$815,717	$836,652	$858,111	$880,109	$902,659	$925,774	$949,469	$973,758
Corporate Income Tax	$769,389	$800,982	$833,218	$874,032	$915,874	$958,767	$1,002,739	$1,047,818	$1,094,029	$1,141,403

Peninsula Yangon Limited

Expenditure

PENINSULA YANGON HOTEL - EXPENSES										
Year	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046
Operating Period Start	18	19	20	21	22	23	24	25	26	27
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR										
Rooms	$2,278,510	$2,335,473	$1,196,930	$2,453,706	$2,515,049	$2,577,925	$2,642,373	$2,708,433	$2,776,143	$2,845,547
F&B	$3,306,531	$3,389,194	$1,736,962	$3,560,772	$3,649,791	$3,741,036	$3,834,562	$3,930,426	$4,028,687	$4,129,404
Minor Operating Departments	$22,426	$22,987	$11,781	$24,151	$24,754	$25,373	$26,008	$26,658	$27,324	$28,007
TOTAL COSTS OF SALES	$5,607,467	$5,747,654	$2,945,673	$6,038,629	$6,189,595	$6,344,335	$6,502,943	$6,665,516	$6,832,154	$7,002,958
VARIABLE X & SG&A										
Admin & General	$2,961,288	$3,035,550	$1,580,217	$3,189,711	$3,269,705	$3,351,706	$3,435,765	$3,521,933	$3,610,264	$3,700,812
Sales & Marketing	$1,030,013	$1,055,843	$549,641	$1,109,465	$1,137,289	$1,165,811	$1,195,049	$1,225,020	$1,255,744	$1,287,239
Base Management Fee	$515,007	$527,922	$274,820	$554,732	$568,644	$582,905	$597,524	$612,510	$627,872	$643,619
Royalty Fee	$257,503	$263,961	$137,410	$277,366	$284,322	$291,453	$298,762	$306,255	$313,936	$321,810
Property Repairs & Maintenance	$772,510	$791,882	$412,231	$832,098	$852,966	$874,358	$896,286	$918,765	$941,808	$965,429
Utilities & Energy	$2,523,532	$2,586,816	$1,346,620	$2,718,188	$2,786,357	$2,856,236	$2,927,869	$3,001,300	$3,076,573	$3,153,735
TOTAL SG&A EXPENSES	$8,059,852	$8,261,974	$4,300,939	$8,681,560	$8,899,283	$9,122,469	$9,351,256	$9,585,784	$9,826,198	$10,072,645
FIXED EXPENSES										
Land Lease	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770
Incentive Management Fee	$1,337,052	$1,370,626	$718,146	$1,440,326	$1,476,495	$1,513,573	$1,551,583	$1,590,548	$1,630,493	$1,671,442
Insurance	$515,007	$527,922	$274,820	$554,732	$568,644	$582,905	$597,524	$612,510	$627,872	$643,619
FF&E Reserve	$1,287,516	$1,319,804	$687,051	$1,386,831	$1,421,611	$1,457,263	$1,493,811	$1,531,275	$1,569,680	$1,609,049
TOTAL FIXED EXPENSES	$3,463,345	$3,542,121	$2,003,787	$3,705,658	$3,790,519	$3,877,511	$3,966,688	$4,058,103	$4,151,815	$4,247,880
NET OPERATING INCOME	**$9,907,179**	**$10,164,138**	**$5,177,672**	**$10,697,598**	**$10,974,427**	**$11,258,217**	**$11,549,141**	**$11,847,379**	**$12,153,116**	**$12,466,540**
Asset Enhancement (Major Renovation)	$0	$0	$20,000,000	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION										
Land Cost	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EARNINGS BEFORE TAXES	$6,746,049	$7,003,008	-$17,983,457	$7,536,468	$7,813,298	$8,097,087	$8,388,011	$8,686,249	$8,991,986	$9,305,410
Commercial Tax	$1,287,516	$1,319,804	$687,051	$1,386,831	$1,421,611	$1,457,263	$1,493,811	$1,531,275	$1,569,680	$1,609,049
Property Tax	$998,657	$1,024,180	$1,050,343	$1,077,162	$1,104,655	$1,132,837	$1,161,726	$1,191,339	$1,221,695	$1,252,813
Corporate Income Tax	$1,189,969	$1,239,756	$0	$1,343,119	$1,396,758	$1,451,747	$1,508,119	$1,565,909	$1,625,153	$1,685,887

Peninsula Yangon Limited

Expenditure

PENINSULA YANGON HOTEL - EXPENSES										
Year	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056
Operating Period Start	28	29	30	31	32	33	34	35	36	37
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR										
Rooms	$2,916,686	$2,989,603	$3,064,343	$3,140,951	$3,219,475	$3,299,962	$3,382,461	$3,467,023	$3,553,698	$3,642,541
F&B	$4,232,639	$4,338,455	$4,446,916	$4,558,089	$4,672,042	$4,788,843	$4,908,564	$5,031,278	$5,157,060	$5,285,986
Minor Operating Departments	$28,708	$29,425	$30,161	$30,915	$31,688	$32,480	$33,292	$34,124	$34,977	$35,852
TOTAL COSTS OF SALES	$7,178,032	$7,357,483	$7,541,420	$7,729,956	$7,923,204	$8,121,285	$8,324,317	$8,532,425	$8,745,735	$8,964,379
VARIABLE X & SG&A										
Admin & General	$3,793,632	$3,888,782	$3,986,319	$4,086,305	$4,188,800	$4,293,868	$4,401,573	$4,511,981	$4,625,160	$4,741,180
Sales & Marketing	$1,319,524	$1,352,620	$1,386,546	$1,421,324	$1,456,974	$1,493,519	$1,530,982	$1,569,385	$1,608,751	$1,649,106
Base Management Fee	$659,762	$676,310	$693,273	$710,662	$728,487	$746,760	$765,491	$784,692	$804,376	$824,553
Royalty Fee	$329,881	$338,155	$346,636	$355,331	$364,243	$373,380	$382,745	$392,346	$402,188	$412,277
Property Repairs & Maintenance	$989,643	$1,014,465	$1,039,909	$1,065,993	$1,092,730	$1,120,139	$1,148,236	$1,177,038	$1,206,563	$1,236,830
Utilities & Energy	$3,232,834	$3,313,918	$3,397,037	$3,482,243	$3,569,586	$3,659,122	$3,750,905	$3,844,992	$3,941,441	$4,040,310
TOTAL SG&A EXPENSES	$10,325,277	$10,584,250	$10,849,722	$11,121,856	$11,400,821	$11,686,788	$11,979,932	$12,280,434	$12,588,479	$12,904,256
FIXED EXPENSES										
Land Lease	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770
Incentive Management Fee	$1,713,420	$1,756,454	$1,800,569	$1,845,793	$1,892,154	$1,939,681	$1,988,402	$2,038,349	$2,089,551	$2,142,040
Insurance	$659,762	$676,310	$693,273	$710,662	$728,487	$746,760	$765,491	$784,692	$804,376	$824,553
FF&E Reserve	$1,649,405	$1,690,775	$1,733,182	$1,776,654	$1,821,217	$1,866,899	$1,913,727	$1,961,731	$2,010,939	$2,061,383
TOTAL FIXED EXPENSES	$4,346,357	$4,447,308	$4,550,794	$4,656,879	$4,765,628	$4,877,109	$4,991,390	$5,108,541	$5,228,635	$5,351,746
NET OPERATING INCOME	**$12,787,845**	**$13,117,228**	**$13,454,894**	**$13,801,051**	**$14,155,913**	**$14,519,698**	**$14,892,632**	**$15,274,945**	**$15,666,872**	**$16,068,657**
Asset Enhancement (Major Renovation)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION										
Land Cost	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EARNINGS BEFORE TAXES	$9,626,715	$9,956,099	$10,293,765	$10,639,922	$10,994,783	$11,358,569	$11,731,502	$12,113,815	$12,505,742	$12,907,527
Commercial Tax	$1,649,405	$1,690,775	$1,733,182	$1,776,654	$1,821,217	$1,866,899	$1,913,727	$1,961,731	$2,010,939	$2,061,383
Property Tax	$1,284,712	$1,317,411	$1,350,930	$1,385,290	$1,420,512	$1,456,618	$1,493,630	$1,531,570	$1,570,462	$1,610,330
Corporate Income Tax	$1,748,149	$1,811,978	$1,877,413	$1,944,494	$2,013,263	$2,083,763	$2,156,036	$2,230,129	$2,306,085	$2,383,953

Peninsula Yangon Limited

Expenditure

PENINSULA YANGON HOTEL - EXPENSES											
Year	Year 2057	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	38	39	40	41	42	43	44	45	46	47	48
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR											
Rooms	$3,733,604	$3,826,944	$1,961,309	$4,020,683	$4,121,200	$4,224,230	$4,329,836	$4,438,082	$4,549,034	$4,662,760	$4,779,329
F&B	$5,418,136	$5,553,589	$2,846,214	$5,834,740	$5,980,608	$6,130,123	$6,283,376	$6,440,461	$6,601,472	$6,766,509	$6,935,672
Minor Operating Departments	$36,748	$37,667	$19,304	$39,574	$40,563	$41,577	$42,616	$43,682	$44,774	$45,893	$47,041
TOTAL COSTS OF SALES	$9,188,488	$9,418,200	$4,826,828	$9,894,997	$10,142,372	$10,395,931	$10,655,829	$10,922,225	$11,195,280	$11,475,162	$11,762,042
VARIABLE X & SG&A											
Admin & General	$4,860,113	$4,982,031	$2,597,537	$5,235,124	$5,366,456	$5,501,085	$5,639,093	$5,780,566	$5,925,590	$6,074,256	$6,226,654
Sales & Marketing	$1,690,474	$1,732,880	$903,491	$1,820,913	$1,866,593	$1,913,421	$1,961,424	$2,010,632	$2,061,075	$2,112,785	$2,165,793
Base Management Fee	$845,237	$866,440	$451,746	$910,456	$933,297	$956,710	$980,712	$1,005,316	$1,030,537	$1,056,392	$1,082,896
Royalty Fee	$422,618	$433,220	$225,873	$455,228	$466,648	$478,355	$490,356	$502,658	$515,269	$528,196	$541,448
Property Repairs & Maintenance	$1,267,855	$1,299,660	$677,618	$1,365,685	$1,399,945	$1,435,066	$1,471,068	$1,507,974	$1,545,806	$1,584,588	$1,624,344
Utilities & Energy	$4,141,661	$4,245,556	$2,213,553	$4,461,236	$4,573,154	$4,687,881	$4,805,488	$4,926,047	$5,049,633	$5,176,322	$5,306,192
TOTAL SG&A EXPENSES	$13,227,959	$13,559,787	$7,069,818	$14,248,643	$14,606,093	$14,972,517	$15,348,139	$15,733,192	$16,127,911	$16,532,540	$16,947,327
FIXED EXPENSES											
Land Lease	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770
Incentive Management Fee	$2,195,849	$2,251,012	$1,182,000	$2,365,532	$2,424,961	$2,485,885	$2,548,340	$2,612,366	$2,678,002	$2,745,289	$2,814,269
Insurance	$845,237	$866,440	$451,746	$910,456	$933,297	$956,710	$980,712	$1,005,316	$1,030,537	$1,056,392	$1,082,896
FF&E Reserve	$2,113,092	$2,166,100	$1,129,364	$2,276,141	$2,333,242	$2,391,776	$2,451,779	$2,513,289	$2,576,344	$2,640,981	$2,707,241
TOTAL FIXED EXPENSES	$5,477,948	$5,607,322	$3,086,879	$5,875,899	$6,015,269	$6,158,140	$6,304,601	$6,454,741	$6,608,653	$6,766,432	$6,928,175
NET OPERATING INCOME	**$16,480,546**	**$16,902,795**	**$8,733,118**	**$17,779,423**	**$18,234,342**	**$18,700,705**	**$19,178,799**	**$19,668,920**	**$20,171,371**	**$20,686,462**	**$21,214,512**
Asset Enhancement (Major Renovation)	$0	$0	$20,000,000	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION											
Land Cost	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EARNINGS BEFORE TAXES	$13,319,416	$13,741,666	-$14,428,011	$14,618,293	$15,073,213	$15,539,575	$16,017,670	$16,507,791	$17,010,241	$17,525,332	$18,053,382
Commercial Tax	$2,113,092	$2,166,100	$1,129,364	$2,276,141	$2,333,242	$2,391,776	$2,451,779	$2,513,289	$2,576,344	$2,640,981	$2,707,241
Property Tax	$1,651,199	$1,693,093	$1,736,038	$1,780,060	$1,825,188	$1,871,447	$1,918,868	$1,967,478	$2,017,308	$2,068,389	$2,120,752
Corporate Income Tax	$2,463,781	$2,545,618	$0	$2,715,523	$2,803,696	$2,894,088	$2,986,756	$3,081,756	$3,179,147	$3,278,991	$3,381,347

Peninsula Yangon Limited

Profit and Loss

PENINSULA YANGON HOTEL - PROFIT & LOSS											
Year				Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026
Operating Period Start				0	1	2	3	4	5	6	7
				AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL SALES					$15,162,638	$16,161,243	$17,314,837	$18,739,775	$19,117,212	$19,502,278	$19,895,127
Commercial Tax (collected from customers)					$758,132	$808,062	$865,742	$936,989	$955,861	$975,114	$994,756
TOTAL COSTS OF SALES					$3,300,430	$3,519,713	$3,773,231	$4,086,719	$4,168,454	$4,251,823	$4,336,859
TOTAL SG&A EXPENSES					$4,745,906	$5,058,469	$5,419,544	$5,865,549	$5,983,687	$6,104,213	$6,227,175
TOTAL FIXED EXPENSES					$1,566,092	$1,809,332	$2,088,292	$2,420,606	$2,654,068	$2,701,065	$2,749,013
NET OPERATING INCOME	**-$457,540**	**-$414,790**	**-$414,790**	**-$414,790**	**$6,308,342**	**$6,581,791**	**$6,899,512**	**$7,303,889**	**$7,266,864**	**$7,420,292**	**$7,576,836**
Asset Enhancement (Major Renovation)					$0	$0	$0	$0	$0	$0	$0
DEPRECIATION											
Land Cost					300,000	300,000	300,000	300,000	300,000	300,000	300,000
Building Cost					2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130
TOTAL DEPRECIATION					$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EARNINGS BEFORE TAXES	-$457,540	-$414,790	-$414,790	-$414,790	$3,147,212	$3,420,661	$3,738,382	$4,142,759	$4,105,735	$4,259,162	$4,415,706
Commercial Tax					$758,132	$808,062	$865,742	$936,989	$955,861	$975,114	$994,756
Property Tax					$580,028	$619,543	$665,195	$721,591	$736,505	$751,721	$767,243
TAXABLE INCOME	**-$457,540**	**-$414,790**	**-$414,790**	**-$414,790**	**$1,809,052**	**$1,993,056**	**$2,207,445**	**$2,484,180**	**$2,413,369**	**$2,532,327**	**$2,653,707**
Corporate Income Tax					$0	$0	$0	$0	$0	$708,082	$738,427
NET INCOME	**-$457,540**	**-$414,790**	**-$414,790**	**-$414,790**	**$1,809,052**	**$1,993,056**	**$2,207,445**	**$2,484,180**	**$2,413,369**	**$1,824,245**	**$1,915,280**
CSR Contribution	*$0*	*$0*	*$0*	*$0*	*$36,181*	*$39,861*	*$44,149*	*$49,684*	*$48,267*	*$36,485*	*$38,306*

Peninsula Yangon Limited

Profit and Loss

PENINSULA YANGON HOTEL - PROFIT & LOSS											
Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037
Operating Period Start	8	9	10	11	12	13	14	15	16	17	18
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL SALES	$20,295,917	$20,704,809	$21,121,968	$21,651,595	$22,194,509	$22,751,046	$23,321,545	$23,906,359	$24,505,847	$25,120,377	$25,750,326
Commercial Tax (collected from customers)	$1,014,796	$1,035,240	$1,056,098	$1,082,580	$1,109,725	$1,137,552	$1,166,077	$1,195,318	$1,225,292	$1,256,019	$1,287,516
TOTAL COSTS OF SALES	$4,423,596	$4,512,068	$4,602,310	$4,717,367	$4,835,301	$4,956,184	$5,080,089	$5,207,091	$5,337,268	$5,470,700	$5,607,467
TOTAL SG&A EXPENSES	$6,352,622	$6,480,605	$6,611,176	$6,776,949	$6,946,881	$7,121,077	$7,299,644	$7,482,691	$7,670,330	$7,862,678	$8,059,852
TOTAL FIXED EXPENSES	$2,797,933	$2,847,844	$2,898,765	$2,963,367	$3,029,590	$3,097,476	$3,167,067	$3,238,404	$3,311,533	$3,386,498	$3,463,345
NET OPERATING INCOME	**$7,736,561**	**$7,899,532**	**$8,065,815**	**$8,276,491**	**$8,492,461**	**$8,713,860**	**$8,940,824**	**$9,173,492**	**$9,412,008**	**$9,656,520**	**$9,907,179**
Asset Enhancement (Major Renovation)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION											
Land Cost	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Building Cost	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EARNINGS BEFORE TAXES	$4,575,431	$4,738,402	$4,904,686	$5,115,361	$5,331,332	$5,552,730	$5,779,694	$6,012,362	$6,250,879	$6,495,391	$6,746,049
Commercial Tax	$1,014,796	$1,035,240	$1,056,098	$1,082,580	$1,109,725	$1,137,552	$1,166,077	$1,195,318	$1,225,292	$1,256,019	$1,287,516
Property Tax	$783,079	$799,235	$815,717	$836,652	$858,111	$880,109	$902,659	$925,774	$949,469	$973,758	$998,657
TAXABLE INCOME	**$2,777,556**	**$2,903,927**	**$3,032,870**	**$3,196,130**	**$3,363,495**	**$3,535,069**	**$3,710,958**	**$3,891,270**	**$4,076,117**	**$4,265,614**	**$4,459,876**
Corporate Income Tax	$769,389	$800,982	$833,218	$874,032	$915,874	$958,767	$1,002,739	$1,047,818	$1,094,029	$1,141,403	$1,189,969
NET INCOME	**$2,008,167**	**$2,102,945**	**$2,199,653**	**$2,322,097**	**$2,447,621**	**$2,576,302**	**$2,708,218**	**$2,843,453**	**$2,982,088**	**$3,124,210**	**$3,269,907**
CSR Contribution	*$40,163*	*$42,059*	*$43,993*	*$46,442*	*$48,952*	*$51,526*	*$54,164*	*$56,869*	*$59,642*	*$62,484*	*$65,398*

Peninsula Yangon Limited

Profit and Loss

PENINSULA YANGON HOTEL - PROFIT & LOSS										
Year	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047
Operating Period Start	19	20	21	22	23	24	25	26	27	28
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL SALES	$26,396,083	$13,741,021	$27,736,614	$28,432,213	$29,145,268	$29,876,216	$30,625,507	$31,393,603	$32,180,974	$32,988,106
Commercial Tax (collected from customers)	$1,319,804	$687,051	$1,386,831	$1,421,611	$1,457,263	$1,493,811	$1,531,275	$1,569,680	$1,609,049	$1,649,405
TOTAL COSTS OF SALES	$5,747,654	$2,945,673	$6,038,629	$6,189,595	$6,344,335	$6,502,943	$6,665,516	$6,832,154	$7,002,958	$7,178,032
TOTAL SG&A EXPENSES	$8,261,974	$4,300,939	$8,681,560	$8,899,283	$9,122,469	$9,351,256	$9,585,784	$9,826,198	$10,072,645	$10,325,277
TOTAL FIXED EXPENSES	$3,542,121	$2,003,787	$3,705,658	$3,790,519	$3,877,511	$3,966,688	$4,058,103	$4,151,815	$4,247,880	$4,346,357
NET OPERATING INCOME	**$10,164,138**	**$5,177,672**	**$10,697,598**	**$10,974,427**	**$11,258,217**	**$11,549,141**	**$11,847,379**	**$12,153,116**	**$12,466,540**	**$12,787,845**
Asset Enhancement (Major Renovation)	$0	$20,000,000	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION										
Land Cost	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Building Cost	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EARNINGS BEFORE TAXES	$7,003,008	-$17,983,457	$7,536,468	$7,813,298	$8,097,087	$8,388,011	$8,686,249	$8,991,986	$9,305,410	$9,626,715
Commercial Tax	$1,319,804	$687,051	$1,386,831	$1,421,611	$1,457,263	$1,493,811	$1,531,275	$1,569,680	$1,609,049	$1,649,405
Property Tax	$1,024,180	$1,050,343	$1,077,162	$1,104,655	$1,132,837	$1,161,726	$1,191,339	$1,221,695	$1,252,813	$1,284,712
TAXABLE INCOME	**$4,659,024**	**-$19,720,851**	**$5,072,475**	**$5,287,032**	**$5,506,987**	**$5,732,475**	**$5,963,635**	**$6,200,611**	**$6,443,548**	**$6,692,598**
Corporate Income Tax	$1,239,756	$0	$1,343,119	$1,396,758	$1,451,747	$1,508,119	$1,565,909	$1,625,153	$1,685,887	$1,748,149
NET INCOME	**$3,419,268**	**-$19,720,851**	**$3,729,356**	**$3,890,274**	**$4,055,240**	**$4,224,356**	**$4,397,726**	**$4,575,458**	**$4,757,661**	**$4,944,448**
CSR Contribution	*$68,385*	*$0*	*$74,587*	*$77,805*	*$81,105*	*$84,487*	*$87,955*	*$91,509*	*$95,153*	*$98,889*

Peninsula Yangon Limited

Profit and Loss

PENINSULA YANGON HOTEL - PROFIT & LOSS										
Year	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Operating Period Start	29	30	31	32	33	34	35	36	37	38
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL SALES	$33,815,494	$34,663,648	$35,533,088	$36,424,350	$37,337,981	$38,274,544	$39,234,614	$40,218,782	$41,227,654	$42,261,849
Commercial Tax (collected from customers)	$1,690,775	$1,733,182	$1,776,654	$1,821,217	$1,866,899	$1,913,727	$1,961,731	$2,010,939	$2,061,383	$2,113,092
TOTAL COSTS OF SALES	$7,357,483	$7,541,420	$7,729,956	$7,923,204	$8,121,285	$8,324,317	$8,532,425	$8,745,735	$8,964,379	$9,188,488
TOTAL SG&A EXPENSES	$10,584,250	$10,849,722	$11,121,856	$11,400,821	$11,686,788	$11,979,932	$12,280,434	$12,588,479	$12,904,256	$13,227,959
TOTAL FIXED EXPENSES	$4,447,308	$4,550,794	$4,656,879	$4,765,628	$4,877,109	$4,991,390	$5,108,541	$5,228,635	$5,351,746	$5,477,948
NET OPERATING INCOME	**$13,117,228**	**$13,454,894**	**$13,801,051**	**$14,155,913**	**$14,519,698**	**$14,892,632**	**$15,274,945**	**$15,666,872**	**$16,068,657**	**$16,480,546**
Asset Enhancement (Major Renovation)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION										
Land Cost	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Building Cost	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EARNINGS BEFORE TAXES	$9,956,099	$10,293,765	$10,639,922	$10,994,783	$11,358,569	$11,731,502	$12,113,815	$12,505,742	$12,907,527	$13,319,416
Commercial Tax	$1,690,775	$1,733,182	$1,776,654	$1,821,217	$1,866,899	$1,913,727	$1,961,731	$2,010,939	$2,061,383	$2,113,092
Property Tax	$1,317,411	$1,350,930	$1,385,290	$1,420,512	$1,456,618	$1,493,630	$1,531,570	$1,570,462	$1,610,330	$1,651,199
TAXABLE INCOME	**$6,947,913**	**$7,209,652**	**$7,477,977**	**$7,753,053**	**$8,035,051**	**$8,324,145**	**$8,620,514**	**$8,924,341**	**$9,235,814**	**$9,555,125**
Corporate Income Tax	$1,811,978	$1,877,413	$1,944,494	$2,013,263	$2,083,763	$2,156,036	$2,230,129	$2,306,085	$2,383,953	$2,463,781
NET INCOME	**$5,135,935**	**$5,332,239**	**$5,533,483**	**$5,739,790**	**$5,951,289**	**$6,168,109**	**$6,390,386**	**$6,618,256**	**$6,851,860**	**$7,091,344**
CSR Contribution	*$102,719*	*$106,645*	*$110,670*	*$114,796*	*$119,026*	*$123,362*	*$127,808*	*$132,365*	*$137,037*	*$141,827*

Peninsula Yangon Limited

Profit and Loss

PENINSULA YANGON HOTEL - PROFIT & LOSS										
Year	**Year 2058**	**Year 2059**	**Year 2060**	**Year 2061**	**Year 2062**	**Year 2063**	**Year 2064**	**Year 2065**	**Year 2066**	**Year 2067**
Operating Period Start	39	40	41	42	43	44	45	46	47	48
	AMOUNT USD	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**
TOTAL SALES	$43,322,004	$22,587,280	$45,522,820	$46,664,834	$47,835,517	$49,035,589	$50,265,789	$51,526,872	$52,819,616	$54,144,815
Commercial Tax (collected from customers)	$2,166,100	$1,129,364	$2,276,141	$2,333,242	$2,391,776	$2,451,779	$2,513,289	$2,576,344	$2,640,981	$2,707,241
TOTAL COSTS OF SALES	$9,418,200	$4,826,828	$9,894,997	$10,142,372	$10,395,931	$10,655,829	$10,922,225	$11,195,280	$11,475,162	$11,762,042
TOTAL SG&A EXPENSES	$13,559,787	$7,069,818	$14,248,643	$14,606,093	$14,972,517	$15,348,139	$15,733,192	$16,127,911	$16,532,540	$16,947,327
TOTAL FIXED EXPENSES	$5,607,322	$3,086,879	$5,875,899	$6,015,269	$6,158,140	$6,304,601	$6,454,741	$6,608,653	$6,766,432	$6,928,175
NET OPERATING INCOME	**$16,902,795**	**$8,733,118**	**$17,779,423**	**$18,234,342**	**$18,700,705**	**$19,178,799**	**$19,668,920**	**$20,171,371**	**$20,686,462**	**$21,214,512**
Asset Enhancement (Major Renovation)	$0	$20,000,000	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION										
Land Cost	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Building Cost	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130	2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EARNINGS BEFORE TAXES	$13,741,666	-$14,428,011	$14,618,293	$15,073,213	$15,539,575	$16,017,670	$16,507,791	$17,010,241	$17,525,332	$18,053,382
Commercial Tax	$2,166,100	$1,129,364	$2,276,141	$2,333,242	$2,391,776	$2,451,779	$2,513,289	$2,576,344	$2,640,981	$2,707,241
Property Tax	$1,693,093	$1,736,038	$1,780,060	$1,825,188	$1,871,447	$1,918,868	$1,967,478	$2,017,308	$2,068,389	$2,120,752
TAXABLE INCOME	**$9,882,473**	**-$17,293,413**	**$10,562,092**	**$10,914,783**	**$11,276,352**	**$11,647,022**	**$12,027,023**	**$12,416,589**	**$12,815,963**	**$13,225,390**
Corporate Income Tax	$2,545,618	$0	$2,715,523	$2,803,696	$2,894,088	$2,986,756	$3,081,756	$3,179,147	$3,278,991	$3,381,347
NET INCOME	**$7,336,855**	**-$17,293,413**	**$7,846,569**	**$8,111,087**	**$8,382,264**	**$8,660,267**	**$8,945,267**	**$9,237,442**	**$9,536,972**	**$9,844,042**
CSR Contribution	*$146,737*	*$0*	*$156,931*	*$162,222*	*$167,645*	*$173,205*	*$178,905*	*$184,749*	*$190,739*	*$196,881*

Peninsula Yangon Limited - Cash Flow

PENINSULA YANGON HOTEL - CASH FLOW											
Year	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026
Development / Operating Period Start	-	-	-	0	1	2	3	4	5	6	7
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
SALES											
Rooms					10,559,687	11,261,280	12,072,407	13,075,409	13,336,917	13,603,656	13,875,729
F&B					$4,097,159	$4,369,377	$4,684,094	$5,073,259	$5,174,724	$5,278,218	$5,383,783
Minor Operating Departments					$263,992	$281,532	$301,810	$326,885	$333,423	$340,091	$346,893
Retail Component NOI, Net					$241,800	$249,054	$256,526	$264,221	$272,148	$280,312	$288,722
TOTAL SALES					$15,162,638	$16,161,243	$17,314,837	$18,739,775	$19,117,212	$19,502,278	$19,895,127
Tax Collected from Customers					$758,132	$808,062	$865,742	$936,989	$955,861	$975,114	$994,756
COST OF SALES & LABOR											
Rooms X					$1,341,080	$1,430,183	$1,533,196	$1,660,577	$1,693,789	$1,727,664	$1,762,218
F&B X					$1,946,150	$2,075,454	$2,224,945	$2,409,798	$2,457,994	$2,507,154	$2,557,297
Minor Operating Departments X					$13,200	$14,077	$15,091	$16,344	$16,671	$17,005	$17,345
TOTAL COSTS OF SALES					$3,300,430	$3,519,713	$3,773,231	$4,086,719	$4,168,454	$4,251,823	$4,336,859
VARIABLE X & SG&A											
Admin & General X					$1,743,703	$1,858,543	$1,991,206	$2,155,074	$2,198,479	$2,242,762	$2,287,940
Sales & Marketing X					$606,506	$646,450	$692,593	$749,591	$764,688	$780,091	$795,805
Base Management Fee					$303,253	$323,225	$346,297	$374,795	$382,344	$390,046	$397,903
Royalty Fee					$151,626	$161,612	$173,148	$187,398	$191,172	$195,023	$198,951
Property Repairs & Maintenance					$454,879	$484,837	$519,445	$562,193	$573,516	$585,068	$596,854
Energy					$1,485,939	$1,583,802	$1,696,854	$1,836,498	$1,873,487	$1,911,223	$1,949,722
TOTAL SG&A EXPENSES					$4,745,906	$5,058,469	$5,419,544	$5,865,549	$5,983,687	$6,104,213	$6,227,175
GROSS OPERATING PROFIT					**$7,874,434**	**$8,391,123**	**$8,987,804**	**$9,724,495**	**$9,920,932**	**$10,121,356**	**$10,325,849**
% GOP Margin					*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*
FIXED EXPENSES											
Land Lease	$457,540	$414,790	$414,790	$414,790	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770
Incentive Management Fee					$787,443	$839,112	$898,780	$972,449	$992,093	$1,012,136	$1,032,585
Insurance					$303,253	$323,225	$346,297	$374,795	$382,344	$390,046	$397,903
FF&E Reserve					$151,626	$323,225	$519,445	$749,591	$955,861	$975,114	$994,756
TOTAL FIXED EXPENSES					$1,566,092	$1,809,332	$2,088,292	$2,420,606	$2,654,068	$2,701,065	$2,749,013
NET OPERATING INCOME	-$457,540	-$414,790	-$414,790	-$414,790	**$6,308,342**	**$6,581,791**	**$6,899,512**	**$7,303,889**	**$7,266,864**	**$7,420,292**	**$7,576,836**
Asset Enhancement (Major Renovation)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION											
Land Cost					$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost					$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION					$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EBIT	-$457,540	-$414,790	-$414,790	-$414,790	**$3,147,212**	**$3,420,661**	**$3,738,382**	**$4,142,759**	**$4,105,735**	**$4,259,162**	**$4,415,706**
Commercial Tax					$758,132	$808,062	$865,742	$936,989	$955,861	$975,114	$994,756
Property Tax					$580,028	$619,543	$665,195	$721,591	$736,505	$751,721	$767,243
TAXABLE INCOME	-$457,540	-$414,790	-$414,790	-$414,790	**$1,809,052**	**$1,993,056**	**$2,207,445**	**$2,484,180**	**$2,413,369**	**$2,532,327**	**$2,653,707**
Corporate Income Tax					$0	$0	$0	$0	$0	$708,082	$738,427
Net Income	-$457,540	-$414,790	-$414,790	-$414,790	**$1,809,052**	**$1,993,056**	**$2,207,445**	**$2,484,180**	**$2,413,369**	**$1,824,245**	**$1,915,280**
CSR Contribution	*$0*	*$0*	*$0*	*$0*	*$36,181*	*$39,861*	*$44,149*	*$49,684*	*$48,267*	*$36,485*	*$38,306*
CASHFLOWS FROM OPERATIONS											
Net Income	-$457,540	-$414,790	-$414,790	-$414,790	$1,772,871	$1,953,195	$2,163,297	$2,434,496	$2,365,101	$1,787,761	$1,876,974
+ Depreciation and amortization	$0	$0	$0	$0	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
NET OPERATING CASHFLOWS	**$0**	**$0**	**$0**	**$0**	**$4,934,001**	**$5,114,325**	**$5,324,426**	**$5,595,626**	**$5,526,231**	**$4,948,890**	**$5,038,104**
CASHFLOWS FROM INVESTING											
+Land Cost	-$15,000,000				$0	$0	$0	$0	$0	$0	$0
+Construction Cost	-$28,611,297	-$42,916,946	-$42,916,946	-$28,611,297							
CASHFLOWS FROM FINANCING											
+Financing Expenses	*$0*										
Total CFs	-$44,068,838	-$43,331,736	-$43,331,736	-$29,026,088	**$4,934,001**	**$5,114,325**	**$5,324,426**	**$5,595,626**	**$5,526,231**	**$4,948,890**	**$5,038,104**
IRR	2.70%										
Payback / Recoupment Period	33 Years										

Peninsula Yangon Limited - Cash Flow

PENINSULA YANGON HOTEL - CASH FLOW										
Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036
Development / Operating Period Start	8	9	10	11	12	13	14	15	16	17
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
SALES										
Rooms	14,153,243	14,436,308	14,725,035	15,093,160	15,470,489	15,857,252	16,253,683	16,660,025	17,076,526	17,503,439
F&B	$5,491,458	$5,601,288	$5,713,313	$5,856,146	$6,002,550	$6,152,614	$6,306,429	$6,464,090	$6,625,692	$6,791,334
Minor Operating Departments	$353,831	$360,908	$368,126	$377,329	$386,762	$396,431	$406,342	$416,501	$426,913	$437,586
Retail Component NOI, Net	$297,384	$306,305	$315,494	$324,959	$334,708	$344,749	$355,091	$365,744	$376,717	$388,018
TOTAL SALES	$20,295,917	$20,704,809	$21,121,968	$21,651,595	$22,194,509	$22,751,046	$23,321,545	$23,906,359	$24,505,847	$25,120,377
Tax Collected from Customers	$1,014,796	$1,035,240	$1,056,098	$1,082,580	$1,109,725	$1,137,552	$1,166,077	$1,195,318	$1,225,292	$1,256,019
COST OF SALES & LABOR										
Rooms X	$1,797,462	$1,833,411	$1,870,079	$1,916,831	$1,964,752	$2,013,871	$2,064,218	$2,115,823	$2,168,719	$2,222,937
F&B X	$2,608,443	$2,660,612	$2,713,824	$2,781,669	$2,851,211	$2,922,491	$2,995,554	$3,070,443	$3,147,204	$3,225,884
Minor Operating Departments X	$17,692	$18,045	$18,406	$18,866	$19,338	$19,822	$20,317	$20,825	$21,346	$21,879
TOTAL COSTS OF SALES	$4,423,596	$4,512,068	$4,602,310	$4,717,367	$4,835,301	$4,956,184	$5,080,089	$5,207,091	$5,337,268	$5,470,700
VARIABLE X & SG&A										
Admin & General X	$2,334,030	$2,381,053	$2,429,026	$2,489,933	$2,552,369	$2,616,370	$2,681,978	$2,749,231	$2,818,172	$2,888,843
Sales & Marketing X	$811,837	$828,192	$844,879	$866,064	$887,780	$910,042	$932,862	$956,254	$980,234	$1,004,815
Base Management Fee	$405,918	$414,096	$422,439	$433,032	$443,890	$455,021	$466,431	$478,127	$490,117	$502,408
Royalty Fee	$202,959	$207,048	$211,220	$216,516	$221,945	$227,510	$233,215	$239,064	$245,058	$251,204
Property Repairs & Maintenance	$608,877	$621,144	$633,659	$649,548	$665,835	$682,531	$699,646	$717,191	$735,175	$753,611
Energy	$1,989,000	$2,029,071	$2,069,953	$2,121,856	$2,175,062	$2,229,602	$2,285,511	$2,342,823	$2,401,573	$2,461,797
TOTAL SG&A EXPENSES	$6,352,622	$6,480,605	$6,611,176	$6,776,949	$6,946,881	$7,121,077	$7,299,644	$7,482,691	$7,670,330	$7,862,678
GROSS OPERATING PROFIT	**$10,534,494**	**$10,747,376**	**$10,964,581**	**$11,239,858**	**$11,522,052**	**$11,811,337**	**$12,107,890**	**$12,411,896**	**$12,723,541**	**$13,043,018**
% GOP Margin	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*
FIXED EXPENSES										
Land Lease	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770
Incentive Management Fee	$1,053,449	$1,074,738	$1,096,458	$1,123,986	$1,152,205	$1,181,134	$1,210,789	$1,241,190	$1,272,354	$1,304,302
Insurance	$405,918	$414,096	$422,439	$433,032	$443,890	$455,021	$466,431	$478,127	$490,117	$502,408
FF&E Reserve	$1,014,796	$1,035,240	$1,056,098	$1,082,580	$1,109,725	$1,137,552	$1,166,077	$1,195,318	$1,225,292	$1,256,019
TOTAL FIXED EXPENSES	$2,797,933	$2,847,844	$2,898,765	$2,963,367	$3,029,590	$3,097,476	$3,167,067	$3,238,404	$3,311,533	$3,386,498
NET OPERATING INCOME	**$7,736,561**	**$7,899,532**	**$8,065,815**	**$8,276,491**	**$8,492,461**	**$8,713,860**	**$8,940,824**	**$9,173,492**	**$9,412,008**	**$9,656,520**
Asset Enhancement (Major Renovation)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION										
Land Cost	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EBIT	**$4,575,431**	**$4,738,402**	**$4,904,686**	**$5,115,361**	**$5,331,332**	**$5,552,730**	**$5,779,694**	**$6,012,362**	**$6,250,879**	**$6,495,391**
Commercial Tax	$1,014,796	$1,035,240	$1,056,098	$1,082,580	$1,109,725	$1,137,552	$1,166,077	$1,195,318	$1,225,292	$1,256,019
Property Tax	$783,079	$799,235	$815,717	$836,652	$858,111	$880,109	$902,659	$925,774	$949,469	$973,758
TAXABLE INCOME	**$2,777,556**	**$2,903,927**	**$3,032,870**	**$3,196,130**	**$3,363,495**	**$3,535,069**	**$3,710,958**	**$3,891,270**	**$4,076,117**	**$4,265,614**
Corporate Income Tax	$769,389	$800,982	$833,218	$874,032	$915,874	$958,767	$1,002,739	$1,047,818	$1,094,029	$1,141,403
Net Income	**$2,008,167**	**$2,102,945**	**$2,199,653**	**$2,322,097**	**$2,447,621**	**$2,576,302**	**$2,708,218**	**$2,843,453**	**$2,982,088**	**$3,124,210**
CSR Contribution	*$40,163*	*$42,059*	*$43,993*	*$46,442*	*$48,952*	*$51,526*	*$54,164*	*$56,869*	*$59,642*	*$62,484*
CASHFLOWS FROM OPERATIONS										
Net Income	$1,968,004	$2,060,886	$2,155,660	$2,275,655	$2,398,669	$2,524,776	$2,654,054	$2,786,584	$2,922,446	$3,061,726
+ Depreciation and amortization	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
NET OPERATING CASHFLOWS	**$5,129,134**	**$5,222,016**	**$5,316,789**	**$5,436,785**	**$5,559,799**	**$5,685,905**	**$5,815,184**	**$5,947,713**	**$6,083,576**	**$6,222,856**
CASHFLOWS FROM INVESTING										
+Land Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+Construction Cost										
CASHFLOWS FROM FINANCING										
+Financing Expenses										
Total CFs	**$5,129,134**	**$5,222,016**	**$5,316,789**	**$5,436,785**	**$5,559,799**	**$5,685,905**	**$5,815,184**	**$5,947,713**	**$6,083,576**	**$6,222,856**
IRR										
Payback / Recoupment Period										

PENINSULA YANGON HOTEL - CASH FLOW										
Year	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046
Development / Operating Period Start	18	19	20	21	22	23	24	25	26	27
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
SALES										
Rooms	17,941,025	18,389,550	9,424,645	19,320,521	19,803,534	20,298,623	20,806,088	21,326,240	21,859,396	22,405,881
F&B	$6,961,118	$7,135,146	$3,656,762	$7,496,362	$7,683,771	$7,875,866	$8,072,762	$8,274,581	$8,481,446	$8,693,482
Minor Operating Departments	$448,526	$459,739	$235,616	$483,013	$495,088	$507,466	$520,152	$533,156	$546,485	$560,147
Retail Component NOI, Net	$399,659	$411,648	$423,998	$436,718	$449,819	$463,314	$477,213	$491,530	$506,276	$521,464
TOTAL SALES	$25,750,326	$26,396,083	$13,741,021	$27,736,614	$28,432,213	$29,145,268	$29,876,216	$30,625,507	$31,393,603	$32,180,974
Tax Collected from Customers	$1,287,516	$1,319,804	$687,051	$1,386,831	$1,421,611	$1,457,263	$1,493,811	$1,531,275	$1,569,680	$1,609,049
COST OF SALES & LABOR										
Rooms X	$2,278,510	$2,335,473	$1,196,930	$2,453,706	$2,515,049	$2,577,925	$2,642,373	$2,708,433	$2,776,143	$2,845,547
F&B X	$3,306,531	$3,389,194	$1,736,962	$3,560,772	$3,649,791	$3,741,036	$3,834,562	$3,930,426	$4,028,687	$4,129,404
Minor Operating Departments X	$22,426	$22,987	$11,781	$24,151	$24,754	$25,373	$26,008	$26,658	$27,324	$28,007
TOTAL COSTS OF SALES	$5,607,467	$5,747,654	$2,945,673	$6,038,629	$6,189,595	$6,344,335	$6,502,943	$6,665,516	$6,832,154	$7,002,958
VARIABLE X & SG&A										
Admin & General X	$2,961,288	$3,035,550	$1,580,217	$3,189,711	$3,269,705	$3,351,706	$3,435,765	$3,521,933	$3,610,264	$3,700,812
Sales & Marketing X	$1,030,013	$1,055,843	$549,641	$1,109,465	$1,137,289	$1,165,811	$1,195,049	$1,225,020	$1,255,744	$1,287,239
Base Management Fee	$515,007	$527,922	$274,820	$554,732	$568,644	$582,905	$597,524	$612,510	$627,872	$643,619
Royalty Fee	$257,503	$263,961	$137,410	$277,366	$284,322	$291,453	$298,762	$306,255	$313,936	$321,810
Property Repairs & Maintenance	$772,510	$791,882	$412,231	$832,098	$852,966	$874,358	$896,286	$918,765	$941,808	$965,429
Energy	$2,523,532	$2,586,816	$1,346,620	$2,718,188	$2,786,357	$2,856,236	$2,927,869	$3,001,300	$3,076,573	$3,153,735
TOTAL SG&A EXPENSES	$8,059,852	$8,261,974	$4,300,939	$8,681,560	$8,899,283	$9,122,469	$9,351,256	$9,585,784	$9,826,198	$10,072,645
GROSS OPERATING PROFIT	**$13,370,523**	**$13,706,259**	**$7,181,459**	**$14,403,256**	**$14,764,947**	**$15,135,728**	**$15,515,828**	**$15,905,482**	**$16,304,931**	**$16,714,420**
% GOP Margin	*51.9%*	*51.9%*	*52.3%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*
FIXED EXPENSES										
Land Lease	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770
Incentive Management Fee	$1,337,052	$1,370,626	$718,146	$1,440,326	$1,476,495	$1,513,573	$1,551,583	$1,590,548	$1,630,493	$1,671,442
Insurance	$515,007	$527,922	$274,820	$554,732	$568,644	$582,905	$597,524	$612,510	$627,872	$643,619
FF&E Reserve	$1,287,516	$1,319,804	$687,051	$1,386,831	$1,421,611	$1,457,263	$1,493,811	$1,531,275	$1,569,680	$1,609,049
TOTAL FIXED EXPENSES	$3,463,345	$3,542,121	$2,003,787	$3,705,658	$3,790,519	$3,877,511	$3,966,688	$4,058,103	$4,151,815	$4,247,880
NET OPERATING INCOME	**$9,907,179**	**$10,164,138**	**$5,177,672**	**$10,697,598**	**$10,974,427**	**$11,258,217**	**$11,549,141**	**$11,847,379**	**$12,153,116**	**$12,466,540**
Asset Enhancement (Major Renovation)	$0	$0	$20,000,000	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION										
Land Cost	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EBIT	**$6,746,049**	**$7,003,008**	-$17,983,457	**$7,536,468**	**$7,813,298**	**$8,097,087**	**$8,388,011**	**$8,686,249**	**$8,991,986**	**$9,305,410**
Commercial Tax	$1,287,516	$1,319,804	$687,051	$1,386,831	$1,421,611	$1,457,263	$1,493,811	$1,531,275	$1,569,680	$1,609,049
Property Tax	$998,657	$1,024,180	$1,050,343	$1,077,162	$1,104,655	$1,132,837	$1,161,726	$1,191,339	$1,221,695	$1,252,813
TAXABLE INCOME	**$4,459,876**	**$4,659,024**	-$19,720,851	**$5,072,475**	**$5,287,032**	**$5,506,987**	**$5,732,475**	**$5,963,635**	**$6,200,611**	**$6,443,548**
Corporate Income Tax	$1,189,969	$1,239,756	$0	$1,343,119	$1,396,758	$1,451,747	$1,508,119	$1,565,909	$1,625,153	$1,685,887
Net Income	**$3,269,907**	**$3,419,268**	-$19,720,851	**$3,729,356**	**$3,890,274**	**$4,055,240**	**$4,224,356**	**$4,397,726**	**$4,575,458**	**$4,757,661**
CSR Contribution	*$65,398*	*$68,385*	*$0*	*$74,587*	*$77,805*	*$81,105*	*$84,487*	*$87,955*	*$91,509*	*$95,153*
CASHFLOWS FROM OPERATIONS										
Net Income	$3,204,509	$3,350,883	-$19,720,851	$3,654,769	$3,812,469	$3,974,135	$4,139,869	$4,309,772	$4,483,949	$4,662,508
+ Depreciation and amortization	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
NET OPERATING CASHFLOWS	**$6,365,638**	**$6,512,013**	-$16,559,721	**$6,815,899**	**$6,973,598**	**$7,135,265**	**$7,300,999**	**$7,470,901**	**$7,645,079**	**$7,823,638**
CASHFLOWS FROM INVESTING										
+Land Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+Construction Cost										
CASHFLOWS FROM FINANCING										
+Financing Expenses										
Total CFs	**$6,365,638**	**$6,512,013**	-$16,559,721	**$6,815,899**	**$6,973,598**	**$7,135,265**	**$7,300,999**	**$7,470,901**	**$7,645,079**	**$7,823,638**
IRR										
Payback / Recoupment Period										

Peninsula Yangon Limited - Cash Flow

PENINSULA YANGON HOTEL - CASH FLOW										
Year	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056
Development / Operating Period Start	28	29	30	31	32	33	34	35	36	37
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
SALES										
Rooms	22,966,028	23,540,179	24,128,684	24,731,901	25,350,198	25,983,953	26,633,552	27,299,391	27,981,876	28,681,422
F&B	$8,910,819	$9,133,590	$9,361,929	$9,595,977	$9,835,877	$10,081,774	$10,333,818	$10,592,164	$10,856,968	$11,128,392
Minor Operating Departments	$574,151	$588,504	$603,217	$618,298	$633,755	$649,599	$665,839	$682,485	$699,547	$717,036
Retail Component NOI, Net	$537,108	$553,221	$569,818	$586,912	$604,519	$622,655	$641,335	$660,575	$680,392	$700,804
TOTAL SALES	$32,988,106	$33,815,494	$34,663,648	$35,533,088	$36,424,350	$37,337,981	$38,274,544	$39,234,614	$40,218,782	$41,227,654
Tax Collected from Customers	$1,649,405	$1,690,775	$1,733,182	$1,776,654	$1,821,217	$1,866,899	$1,913,727	$1,961,731	$2,010,939	$2,061,383
COST OF SALES & LABOR										
Rooms X	$2,916,686	$2,989,603	$3,064,343	$3,140,951	$3,219,475	$3,299,962	$3,382,461	$3,467,023	$3,553,698	$3,642,541
F&B X	$4,232,639	$4,338,455	$4,446,916	$4,558,089	$4,672,042	$4,788,843	$4,908,564	$5,031,278	$5,157,060	$5,285,986
Minor Operating Departments X	$28,708	$29,425	$30,161	$30,915	$31,688	$32,480	$33,292	$34,124	$34,977	$35,852
TOTAL COSTS OF SALES	$7,178,032	$7,357,483	$7,541,420	$7,729,956	$7,923,204	$8,121,285	$8,324,317	$8,532,425	$8,745,735	$8,964,379
VARIABLE X & SG&A										
Admin & General X	$3,793,632	$3,888,782	$3,986,319	$4,086,305	$4,188,800	$4,293,868	$4,401,573	$4,511,981	$4,625,160	$4,741,180
Sales & Marketing X	$1,319,524	$1,352,620	$1,386,546	$1,421,324	$1,456,974	$1,493,519	$1,530,982	$1,569,385	$1,608,751	$1,649,106
Base Management Fee	$659,762	$676,310	$693,273	$710,662	$728,487	$746,760	$765,491	$784,692	$804,376	$824,553
Royalty Fee	$329,881	$338,155	$346,636	$355,331	$364,243	$373,380	$382,745	$392,346	$402,188	$412,277
Property Repairs & Maintenance	$989,643	$1,014,465	$1,039,909	$1,065,993	$1,092,730	$1,120,139	$1,148,236	$1,177,038	$1,206,563	$1,236,830
Energy	$3,232,834	$3,313,918	$3,397,037	$3,482,243	$3,569,586	$3,659,122	$3,750,905	$3,844,992	$3,941,441	$4,040,310
TOTAL SG&A EXPENSES	$10,325,277	$10,584,250	$10,849,722	$11,121,856	$11,400,821	$11,686,788	$11,979,932	$12,280,434	$12,588,479	$12,904,256
GROSS OPERATING PROFIT	**$17,134,202**	**$17,564,536**	**$18,005,688**	**$18,457,930**	**$18,921,541**	**$19,396,807**	**$19,884,022**	**$20,383,486**	**$20,895,507**	**$21,420,402**
% GOP Margin	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*51.9%*	*52.0%*	*52.0%*	*52.0%*	*52.0%*
FIXED EXPENSES										
Land Lease	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770
Incentive Management Fee	$1,713,420	$1,756,454	$1,800,569	$1,845,793	$1,892,154	$1,939,681	$1,988,402	$2,038,349	$2,089,551	$2,142,040
Insurance	$659,762	$676,310	$693,273	$710,662	$728,487	$746,760	$765,491	$784,692	$804,376	$824,553
FF&E Reserve	$1,649,405	$1,690,775	$1,733,182	$1,776,654	$1,821,217	$1,866,899	$1,913,727	$1,961,731	$2,010,939	$2,061,383
TOTAL FIXED EXPENSES	$4,346,357	$4,447,308	$4,550,794	$4,656,879	$4,765,628	$4,877,109	$4,991,390	$5,108,541	$5,228,635	$5,351,746
NET OPERATING INCOME	**$12,787,845**	**$13,117,228**	**$13,454,894**	**$13,801,051**	**$14,155,913**	**$14,519,698**	**$14,892,632**	**$15,274,945**	**$15,666,872**	**$16,068,657**
Asset Enhancement (Major Renovation)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION										
Land Cost	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EBIT	**$9,626,715**	**$9,956,099**	**$10,293,765**	**$10,639,922**	**$10,994,783**	**$11,358,569**	**$11,731,502**	**$12,113,815**	**$12,505,742**	**$12,907,527**
Commercial Tax	$1,649,405	$1,690,775	$1,733,182	$1,776,654	$1,821,217	$1,866,899	$1,913,727	$1,961,731	$2,010,939	$2,061,383
Property Tax	$1,284,712	$1,317,411	$1,350,930	$1,385,290	$1,420,512	$1,456,618	$1,493,630	$1,531,570	$1,570,462	$1,610,330
TAXABLE INCOME	**$6,692,598**	**$6,947,913**	**$7,209,652**	**$7,477,977**	**$7,753,053**	**$8,035,051**	**$8,324,145**	**$8,620,514**	**$8,924,341**	**$9,235,814**
Corporate Income Tax	$1,748,149	$1,811,978	$1,877,413	$1,944,494	$2,013,263	$2,083,763	$2,156,036	$2,230,129	$2,306,085	$2,383,953
Net Income	**$4,944,448**	**$5,135,935**	**$5,332,239**	**$5,533,483**	**$5,739,790**	**$5,951,289**	**$6,168,109**	**$6,390,386**	**$6,618,256**	**$6,851,860**
CSR Contribution	*$98,889*	*$102,719*	*$106,645*	*$110,670*	*$114,796*	*$119,026*	*$123,362*	*$127,808*	*$132,365*	*$137,037*
CASHFLOWS FROM OPERATIONS										
Net Income	$4,845,559	$5,033,216	$5,225,594	$5,422,813	$5,624,994	$5,832,263	$6,044,747	$6,262,578	$6,485,891	$6,714,823
+ Depreciation and amortization	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
NET OPERATING CASHFLOWS	**$8,006,689**	**$8,194,346**	**$8,386,724**	**$8,583,943**	**$8,786,124**	**$8,993,392**	**$9,205,877**	**$9,423,708**	**$9,647,020**	**$9,875,953**
CASHFLOWS FROM INVESTING										
+Land Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+Construction Cost										
CASHFLOWS FROM FINANCING										
+Financing Expenses										
Total CFs	**$8,006,689**	**$8,194,346**	**$8,386,724**	**$8,583,943**	**$8,786,124**	**$8,993,392**	**$9,205,877**	**$9,423,708**	**$9,647,020**	**$9,875,953**
IRR										
Payback / Recoupment Period										

Peninsula Yangon Limited - Cash Flow

PENINSULA YANGON HOTEL - CASH FLOW											
Year	Year 2057	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Development / Operating Period Start	38	39	40	41	42	43	44	45	46	47	48
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
SALES											
Rooms	29,398,458	30,133,419	15,443,377	31,658,924	32,450,397	33,261,657	34,093,198	34,945,528	35,819,166	36,714,646	37,632,512
F&B	$11,406,602	$11,691,767	$5,992,030	$12,283,662	$12,590,754	$12,905,523	$13,228,161	$13,558,865	$13,897,837	$14,245,283	$14,601,415
Minor Operating Departments	$734,961	$753,335	$386,084	$791,473	$811,260	$831,541	$852,330	$873,638	$895,479	$917,866	$940,813
Retail Component NOI, Net	$721,828	$743,483	$765,787	$788,761	$812,424	$836,796	$861,900	$887,757	$914,390	$941,822	$970,076
TOTAL SALES	$42,261,849	$43,322,004	$22,587,280	$45,522,820	$46,664,834	$47,835,517	$49,035,589	$50,265,789	$51,526,872	$52,819,616	$54,144,815
Tax Collected from Customers	$2,113,092	$2,166,100	$1,129,364	$2,276,141	$2,333,242	$2,391,776	$2,451,779	$2,513,289	$2,576,344	$2,640,981	$2,707,241
COST OF SALES & LABOR											
Rooms X	$3,733,604	$3,826,944	$1,961,309	$4,020,683	$4,121,200	$4,224,230	$4,329,836	$4,438,082	$4,549,034	$4,662,760	$4,779,329
F&B X	$5,418,136	$5,553,589	$2,846,214	$5,834,740	$5,980,608	$6,130,123	$6,283,376	$6,440,461	$6,601,472	$6,766,509	$6,935,672
Minor Operating Departments X	$36,748	$37,667	$19,304	$39,574	$40,563	$41,577	$42,616	$43,682	$44,774	$45,893	$47,041
TOTAL COSTS OF SALES	$9,188,488	$9,418,200	$4,826,828	$9,894,997	$10,142,372	$10,395,931	$10,655,829	$10,922,225	$11,195,280	$11,475,162	$11,762,042
VARIABLE X & SG&A											
Admin & General X	$4,860,113	$4,982,031	$2,597,537	$5,235,124	$5,366,456	$5,501,085	$5,639,093	$5,780,566	$5,925,590	$6,074,256	$6,226,654
Sales & Marketing X	$1,690,474	$1,732,880	$903,491	$1,820,913	$1,866,593	$1,913,421	$1,961,424	$2,010,632	$2,061,075	$2,112,785	$2,165,793
Base Management Fee	$845,237	$866,440	$451,746	$910,456	$933,297	$956,710	$980,712	$1,005,316	$1,030,537	$1,056,392	$1,082,896
Royalty Fee	$422,618	$433,220	$225,873	$455,228	$466,648	$478,355	$490,356	$502,658	$515,269	$528,196	$541,448
Property Repairs & Maintenance	$1,267,855	$1,299,660	$677,618	$1,365,685	$1,399,945	$1,435,066	$1,471,068	$1,507,974	$1,545,806	$1,584,588	$1,624,344
Energy	$4,141,661	$4,245,556	$2,213,553	$4,461,236	$4,573,154	$4,687,881	$4,805,488	$4,926,047	$5,049,633	$5,176,322	$5,306,192
TOTAL SG&A EXPENSES	$13,227,959	$13,559,787	$7,069,818	$14,248,643	$14,606,093	$14,972,517	$15,348,139	$15,733,192	$16,127,911	$16,532,540	$16,947,327
GROSS OPERATING PROFIT	**$21,958,495**	**$22,510,117**	**$11,819,997**	**$23,655,322**	**$24,249,611**	**$24,858,845**	**$25,483,400**	**$26,123,661**	**$26,780,024**	**$27,452,894**	**$28,142,687**
% GOP Margin	*52.0%*	*52.0%*	*52.3%*	*52.0%*	*52.0%*	*52.0%*	*52.0%*	*52.0%*	*52.0%*	*52.0%*	*52.0%*
FIXED EXPENSES											
Land Lease	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770	$323,770
Incentive Management Fee	$2,195,849	$2,251,012	$1,182,000	$2,365,532	$2,424,961	$2,485,885	$2,548,340	$2,612,366	$2,678,002	$2,745,289	$2,814,269
Insurance	$845,237	$866,440	$451,746	$910,456	$933,297	$956,710	$980,712	$1,005,316	$1,030,537	$1,056,392	$1,082,896
FF&E Reserve	$2,113,092	$2,166,100	$1,129,364	$2,276,141	$2,333,242	$2,391,776	$2,451,779	$2,513,289	$2,576,344	$2,640,981	$2,707,241
TOTAL FIXED EXPENSES	$5,477,948	$5,607,322	$3,086,879	$5,875,899	$6,015,269	$6,158,140	$6,304,601	$6,454,741	$6,608,653	$6,766,432	$6,928,175
NET OPERATING INCOME	**$16,480,546**	**$16,902,795**	**$8,733,118**	**$17,779,423**	**$18,234,342**	**$18,700,705**	**$19,178,799**	**$19,668,920**	**$20,171,371**	**$20,686,462**	**$21,214,512**
Asset Enhancement (Major Renovation)	$0	$0	$20,000,000	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION											
Land Cost	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
EBIT	**$13,319,416**	**$13,741,666**	-$14,428,011	**$14,618,293**	**$15,073,213**	**$15,539,575**	**$16,017,670**	**$16,507,791**	**$17,010,241**	**$17,525,332**	**$18,053,382**
Commercial Tax	$2,113,092	$2,166,100	$1,129,364	$2,276,141	$2,333,242	$2,391,776	$2,451,779	$2,513,289	$2,576,344	$2,640,981	$2,707,241
Property Tax	$1,651,199	$1,693,093	$1,736,038	$1,780,060	$1,825,188	$1,871,447	$1,918,868	$1,967,478	$2,017,308	$2,068,389	$2,120,752
TAXABLE INCOME	**$9,555,125**	**$9,882,473**	-$17,293,413	**$10,562,092**	**$10,914,783**	**$11,276,352**	**$11,647,022**	**$12,027,023**	**$12,416,589**	**$12,815,963**	**$13,225,390**
Corporate Income Tax	$2,463,781	$2,545,618	$0	$2,715,523	$2,803,696	$2,894,088	$2,986,756	$3,081,756	$3,179,147	$3,278,991	$3,381,347
Net Income	**$7,091,344**	**$7,336,855**	-$17,293,413	**$7,846,569**	**$8,111,087**	**$8,382,264**	**$8,660,267**	**$8,945,267**	**$9,237,442**	**$9,536,972**	**$9,844,042**
CSR Contribution	*$141,827*	*$146,737*	*$0*	*$156,931*	*$162,222*	*$167,645*	*$173,205*	*$178,905*	*$184,749*	*$190,739*	*$196,881*
CASHFLOWS FROM OPERATIONS											
Net Income	$6,949,517	$7,190,117	-$17,293,413	$7,689,637	$7,948,866	$8,214,619	$8,487,062	$8,766,362	$9,052,693	$9,346,233	$9,647,161
+ Depreciation and amortization	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130
NET OPERATING CASHFLOWS	**$10,110,647**	**$10,351,247**	-$14,132,283	**$10,850,767**	**$11,109,995**	**$11,375,749**	**$11,648,191**	**$11,927,492**	**$12,213,823**	**$12,507,362**	**$12,808,291**
CASHFLOWS FROM INVESTING											
+Land Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+Construction Cost											
CASHFLOWS FROM FINANCING											
+Financing Expenses											
Total CFs	**$10,110,647**	**$10,351,247**	-$14,132,283	**$10,850,767**	**$11,109,995**	**$11,375,749**	**$11,648,191**	**$11,927,492**	**$12,213,823**	**$12,507,362**	**$12,808,291**
IRR											
Payback / Recoupment Period											

Peninsula Yangon Limited

Internal Rate of Return

PENINSULA YANGON HOTEL - INTERNAL RATE OF RETURN SCHEDULE

Year	Net Cash Flow	2.6%		2.8%	
		DF	DCF	DF	DCF
-	$ (44,068,838)	1	$ (44,068,838)	1	$ (44,068,838)
-	$ (43,331,736)	0.97466	$ (42,233,661)	0.97276	$ (42,151,494)
-	$ (43,331,736)	0.94996	$ (41,163,412)	0.94627	$ (41,003,399)
0	$ (29,026,088)	0.92589	$ (26,874,873)	0.92049	$ (26,718,321)
1	$ 4,934,001	0.90242	$ 4,452,560	0.89542	$ 4,418,011
2	$ 5,114,325	0.87956	$ 4,498,332	0.87103	$ 4,454,744
3	$ 5,324,426	0.85727	$ 4,564,452	0.84731	$ 4,511,429
4	$ 5,595,626	0.83554	$ 4,675,382	0.82423	$ 4,612,080
5	$ 5,526,231	0.81437	$ 4,500,390	0.80178	$ 4,430,820
6	$ 4,948,890	0.79373	$ 3,928,091	0.77994	$ 3,859,844
7	$ 5,038,104	0.77362	$ 3,897,566	0.75870	$ 3,822,399
8	$ 5,129,134	0.75401	$ 3,867,435	0.73803	$ 3,785,470
9	$ 5,222,016	0.73491	$ 3,837,690	0.71793	$ 3,749,047
10	$ 5,316,789	0.71628	$ 3,808,323	0.69838	$ 3,713,120
11	$ 5,436,785	0.69813	$ 3,795,589	0.67935	$ 3,693,504
12	$ 5,559,799	0.68044	$ 3,783,107	0.66085	$ 3,674,196
13	$ 5,685,905	0.66320	$ 3,770,873	0.64285	$ 3,655,189
14	$ 5,815,184	0.64639	$ 3,758,879	0.62534	$ 3,636,474
15	$ 5,947,713	0.63001	$ 3,747,119	0.60831	$ 3,618,045
16	$ 6,083,576	0.61404	$ 3,735,589	0.59174	$ 3,599,894
17	$ 6,222,856	0.59848	$ 3,724,282	0.57562	$ 3,582,015
18	$ 6,365,638	0.58332	$ 3,713,192	0.55994	$ 3,564,401
19	$ 6,512,013	0.56854	$ 3,702,314	0.54469	$ 3,547,045
20	$ (16,559,721)	0.55413	$ (9,176,218)	0.52986	$ (8,774,278)
21	$ 6,815,899	0.54009	$ 3,681,175	0.51542	$ 3,513,083
22	$ 6,973,598	0.52640	$ 3,670,903	0.50139	$ 3,496,464
23	$ 7,135,265	0.51306	$ 3,660,823	0.48773	$ 3,480,079
24	$ 7,300,999	0.50006	$ 3,650,930	0.47445	$ 3,463,923
25	$ 7,470,901	0.48739	$ 3,641,220	0.46152	$ 3,447,988
26	$ 7,645,079	0.47504	$ 3,631,688	0.44895	$ 3,432,271
27	$ 7,823,638	0.46300	$ 3,622,329	0.43672	$ 3,416,766
28	$ 8,006,689	0.45127	$ 3,613,140	0.42483	$ 3,401,468
29	$ 8,194,346	0.43983	$ 3,604,116	0.41326	$ 3,386,372
30	$ 8,386,724	0.42868	$ 3,595,253	0.40200	$ 3,371,472
31	$ 8,583,943	0.41782	$ 3,586,547	0.39105	$ 3,356,765
32	$ 8,786,124	0.40723	$ 3,577,995	0.38040	$ 3,342,245
33	$ 8,993,392	0.39691	$ 3,569,592	0.37004	$ 3,327,909
34	$ 9,205,877	0.38685	$ 3,561,335	0.35996	$ 3,313,751
35	$ 9,423,708	0.37705	$ 3,553,220	0.35016	$ 3,299,768
36	$ 9,647,020	0.36750	$ 3,545,244	0.34062	$ 3,285,956
37	$ 9,875,953	0.35818	$ 3,537,403	0.33134	$ 3,272,310
38	$ 10,110,647	0.34911	$ 3,529,695	0.32232	$ 3,258,826
39	$ 10,351,247	0.34026	$ 3,522,115	0.31354	$ 3,245,502
40	$ (14,132,283)	0.33164	$ (4,686,793)	0.30500	$ (4,310,309)
41	$ 10,850,767	0.32323	$ 3,507,329	0.29669	$ 3,219,314
42	$ 11,109,995	0.31504	$ 3,500,118	0.28861	$ 3,206,444
43	$ 11,375,749	0.30706	$ 3,493,023	0.28075	$ 3,193,719
44	$ 11,648,191	0.29928	$ 3,486,041	0.27310	$ 3,181,135
45	$ 11,927,492	0.29169	$ 3,479,171	0.26566	$ 3,168,689
46	$ 12,213,823	0.28430	$ 3,472,410	0.25843	$ 3,156,378
47	$ 12,507,362	0.27710	$ 3,465,754	0.25139	$ 3,144,199
48	$ 12,808,291	0.27008	$ 3,459,201	0.24454	$ 3,132,148
			$ 3,775,138		**$ (3,583,966)**

IRR = **2.70%**

Recoupment 33 Years

Peninsula Yangon Limited

Depreciation Schedule

PENINSULA YANGON HOTEL - DEPRECIATION

Year	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030
Lease Year Ending	22	23	24	25	26	27	28	29	30	31	32	33
Operating Period Start	0	1	2	3	4	5	6	7	8	9	10	11
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
DEPRECIATION												
Land Cost		$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost		$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION		$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130

Peninsula Yangon Limited

Depreciation Schedule

PENINSULA YANGON HOTEL - DEPRECIATION

Year	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043
Lease Year Ending	34	35	36	37	38	39	40	41	42	43	44	45	46
Operating Period Start	12	13	14	15	16	17	18	19	20	21	22	23	24
									<Major Renovation>				
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
DEPRECIATION													
Land Cost	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130

Peninsula Yangon Limited

Depreciation Schedule

PENINSULA YANGON HOTEL - DEPRECIATION

Year	Year 2044	Year 2045	Year 2046	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055
Lease Year Ending	47	48	49	50	51	52	53	54	55	56	57	58
Operating Period Start	25	26	27	28	29	30	31	32	33	34	35	36
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
DEPRECIATION												
Land Cost	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130

Peninsula Yangon Limited

Depreciation Schedule

PENINSULA YANGON HOTEL - DEPRECIATION

Year	Year 2056	Year 2057	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Lease Year Ending	59	60	61	62	63	64	65	66	67	68	69	70
Operating Period Start	37	38	39	40	41	42	43	44	45	46	47	48
				<Major Renovation>								
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
DEPRECIATION												
Land Cost	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
Building Cost	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130	$2,861,130
TOTAL DEPRECIATION	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130	$3,161,130

Peninsula Yangon Limited

Lease and Taxes

SUMMARY OF LEASE

	NFA Sq.m	AMOUNT USD	Year 2016 AMOUNT USD	Year 2017 AMOUNT USD	Year 2018 AMOUNT USD	Year 2019 AMOUNT USD	Year 2020 AMOUNT USD	Year 2021 AMOUNT USD	Year 2022 AMOUNT USD	Year 2023 AMOUNT USD
Lease Year Ending			19	20	21	22	23	24	25	26
Development / Operating Period Start						0	1	2	3	4
LEASES										
Lease payments (during construction)										
Allocation to PYN		$1,343,048	$335,762	$335,762	$335,762	$335,762				
Additional Payments under Master Lease										
External Consultants			*$42,750*							
Project Assurance Committee			*$79,028*	*$79,028*	*$79,028*	*$79,028*				
TOTAL Additional Payments		$358,863	$121,778	$79,028	$79,028	$79,028				
Lease payments (after project completion)										
Fixed Rent of US$29.60 per Sq.m	*7,665*					*$0*	*$323,770*	*$323,770*	*$323,770*	*$323,770*
TOTAL LEASE		$15,540,941				$0	$323,770	$323,770	$323,770	$323,770
COMMERCIAL TAX										
Peninsula Yangon Hotel						$0	$758,132	$808,062	$865,742	$936,989
TOTAL COMMERCIAL TAX		$75,122,508				$0	$758,132	$808,062	$865,742	$936,989
PROPERTY TAX										
Peninsula Yangon Hotel						$0	$580,028	$619,543	$665,195	$721,591
TOTAL PROPERTY TAX		$59,853,082				$0	$580,028	$619,543	$665,195	$721,591
PROFIT (CORPORATE) TAX										
Peninsula Yangon Hotel							$0	$0	$0	$0
TOTAL PROIT TAX		$73,777,143					$0	$0	$0	$0
TOTAL LEASE PAYMENTS & TAX		$224,293,673	$457,540	$414,790	$414,790	$414,790	$1,661,930	$1,751,375	$1,854,707	$1,982,350

Peninsula Yangon Limited
Lease and Taxes

SUMMARY OF LEASE

Year	NFA Sq.m	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032
Lease Year Ending		27	28	29	30	31	32	33	34	35
Development / Operating Period Start		5	6	7	8	9	10	11	12	13
		AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
LEASES										
Lease payments (during construction)										
Allocation to PYN										
Additional Payments under Master Lease										
External Consultants										
Project Assurance Committee										
TOTAL Additional Payments										
Lease payments (after project completion)										
Fixed Rent of US$29.60 per Sq.m	*7,665*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*
TOTAL LEASE		**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**
COMMERCIAL TAX										
Peninsula Yangon Hotel		$955,861	$975,114	$994,756	$1,014,796	$1,035,240	$1,056,098	$1,082,580	$1,109,725	$1,137,552
TOTAL COMMERCIAL TAX		**$955,861**	**$975,114**	**$994,756**	**$1,014,796**	**$1,035,240**	**$1,056,098**	**$1,082,580**	**$1,109,725**	**$1,137,552**
PROPERTY TAX										
Peninsula Yangon Hotel		$736,505	$751,721	$767,243	$783,079	$799,235	$815,717	$836,652	$858,111	$880,109
TOTAL PROPERTY TAX		$736,505	$751,721	$767,243	$783,079	$799,235	$815,717	$836,652	$858,111	$880,109
PROFIT (CORPORATE) TAX										
Peninsula Yangon Hotel		$0	$708,082	$738,427	$769,389	$800,982	$833,218	$874,032	$915,874	$958,767
TOTAL PROIT TAX		**$0**	**$708,082**	**$738,427**	**$769,389**	**$800,982**	**$833,218**	**$874,032**	**$915,874**	**$958,767**
TOTAL LEASE PAYMENTS & TAX		**$2,016,136**	**$2,758,686**	**$2,824,196**	**$2,891,034**	**$2,959,227**	**$3,028,802**	**$3,117,033**	**$3,207,480**	**$3,300,198**

Peninsula Yangon Limited

Lease and Taxes

SUMMARY OF LEASE

Year		**Year 2033**	**Year 2034**	**Year 2035**	**Year 2036**	**Year 2037**	**Year 2038**	**Year 2039**	**Year 2040**	**Year 2041**
Lease Year Ending		36	37	38	39	40	41	42	43	44
Development / Operating Period Start		14	15	16	17	18	19	20	21	22
	NFA Sq.m	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
LEASES										
Lease payments (during construction)										
Allocation to PYN										
Additional Payments under Master Lease										
External Consultants										
Project Assurance Committee										
TOTAL Additional Payments										
Lease payments (after project completion)										
Fixed Rent of US$29.60 per Sq.m	*7,665*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*
TOTAL LEASE		**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**
COMMERCIAL TAX										
Peninsula Yangon Hotel		$1,166,077	$1,195,318	$1,225,292	$1,256,019	$1,287,516	$1,319,804	$687,051	$1,386,831	$1,421,611
TOTAL COMMERCIAL TAX		**$1,166,077**	**$1,195,318**	**$1,225,292**	**$1,256,019**	**$1,287,516**	**$1,319,804**	**$687,051**	**$1,386,831**	**$1,421,611**
PROPERTY TAX										
Peninsula Yangon Hotel		$902,659	$925,774	$949,469	$973,758	$998,657	$1,024,180	$1,050,343	$1,077,162	$1,104,655
TOTAL PROPERTY TAX		$902,659	$925,774	$949,469	$973,758	$998,657	$1,024,180	$1,050,343	$1,077,162	$1,104,655
PROFIT (CORPORATE) TAX										
Peninsula Yangon Hotel		$1,002,739	$1,047,818	$1,094,029	$1,141,403	$1,189,969	$1,239,756	$0	$1,343,119	$1,396,758
TOTAL PROIT TAX		**$1,002,739**	**$1,047,818**	**$1,094,029**	**$1,141,403**	**$1,189,969**	**$1,239,756**	**$0**	**$1,343,119**	**$1,396,758**
TOTAL LEASE PAYMENTS & TAX		**$3,395,245**	**$3,492,679**	**$3,592,560**	**$3,694,950**	**$3,799,912**	**$3,907,509**	**$2,061,164**	**$4,130,881**	**$4,246,793**

Peninsula Yangon Limited

Lease and Taxes

SUMMARY OF LEASE

Year		**Year 2042**	**Year 2043**	**Year 2044**	**Year 2045**	**Year 2046**	**Year 2047**	**Year 2048**	**Year 2049**	**Year 2050**
Lease Year Ending		45	46	47	48	49	50	51	52	53
Development / Operating Period Start		23	24	25	26	27	28	29	30	31
	NFA Sq.m	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
LEASES										
Lease payments (during construction)										
Allocation to PYN										
Additional Payments under Master Lease										
External Consultants										
Project Assurance Committee										
TOTAL Additional Payments										
Lease payments (after project completion)										
Fixed Rent of US$29.60 per Sq.m	*7,665*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*
TOTAL LEASE		**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**
COMMERCIAL TAX										
Peninsula Yangon Hotel		$1,457,263	$1,493,811	$1,531,275	$1,569,680	$1,609,049	$1,649,405	$1,690,775	$1,733,182	$1,776,654
TOTAL COMMERCIAL TAX		**$1,457,263**	**$1,493,811**	**$1,531,275**	**$1,569,680**	**$1,609,049**	**$1,649,405**	**$1,690,775**	**$1,733,182**	**$1,776,654**
PROPERTY TAX										
Peninsula Yangon Hotel		$1,132,837	$1,161,726	$1,191,339	$1,221,695	$1,252,813	$1,284,712	$1,317,411	$1,350,930	$1,385,290
TOTAL PROPERTY TAX		$1,132,837	$1,161,726	$1,191,339	$1,221,695	$1,252,813	$1,284,712	$1,317,411	$1,350,930	$1,385,290
PROFIT (CORPORATE) TAX										
Peninsula Yangon Hotel		$1,451,747	$1,508,119	$1,565,909	$1,625,153	$1,685,887	$1,748,149	$1,811,978	$1,877,413	$1,944,494
TOTAL PROIT TAX		**$1,451,747**	**$1,508,119**	**$1,565,909**	**$1,625,153**	**$1,685,887**	**$1,748,149**	**$1,811,978**	**$1,877,413**	**$1,944,494**
TOTAL LEASE PAYMENTS & TAX		**$4,365,616**	**$4,487,425**	**$4,612,293**	**$4,740,298**	**$4,871,519**	**$5,006,036**	**$5,143,933**	**$5,285,295**	**$5,430,208**

SUMMARY OF LEASE

Year		Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057	Year 2058	Year 2059
Lease Year Ending		54	55	56	57	58	59	60	61	62
Development / Operating Period Start		32	33	34	35	36	37	38	39	40
	NFA Sq.m	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
LEASES										
Lease payments (during construction)										
Allocation to PYN										
Additional Payments under Master Lease										
External Consultants										
Project Assurance Committee										
TOTAL Additional Payments										
Lease payments (after project completion)										
Fixed Rent of US$29.60 per Sq.m	*7,665*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*
TOTAL LEASE		**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**
COMMERCIAL TAX										
Peninsula Yangon Hotel		$1,821,217	$1,866,899	$1,913,727	$1,961,731	$2,010,939	$2,061,383	$2,113,092	$2,166,100	$1,129,364
TOTAL COMMERCIAL TAX		**$1,821,217**	**$1,866,899**	**$1,913,727**	**$1,961,731**	**$2,010,939**	**$2,061,383**	**$2,113,092**	**$2,166,100**	**$1,129,364**
PROPERTY TAX										
Peninsula Yangon Hotel		$1,420,512	$1,456,618	$1,493,630	$1,531,570	$1,570,462	$1,610,330	$1,651,199	$1,693,093	$1,736,038
TOTAL PROPERTY TAX		$1,420,512	$1,456,618	$1,493,630	$1,531,570	$1,570,462	$1,610,330	$1,651,199	$1,693,093	$1,736,038
PROFIT (CORPORATE) TAX										
Peninsula Yangon Hotel		$2,013,263	$2,083,763	$2,156,036	$2,230,129	$2,306,085	$2,383,953	$2,463,781	$2,545,618	$0
TOTAL PROIT TAX		**$2,013,263**	**$2,083,763**	**$2,156,036**	**$2,230,129**	**$2,306,085**	**$2,383,953**	**$2,463,781**	**$2,545,618**	**$0**
TOTAL LEASE PAYMENTS & TAX		**$5,578,763**	**$5,731,050**	**$5,887,163**	**$6,047,199**	**$6,211,256**	**$6,379,436**	**$6,551,842**	**$6,728,581**	**$3,189,171**

Peninsula Yangon Limited

Lease and Taxes

SUMMARY OF LEASE

Year		Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Lease Year Ending		63	64	65	66	67	68	69	70
Development / Operating Period Start		41	42	43	44	45	46	47	48
	NFA Sq.m	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
LEASES									
Lease payments (during construction)									
Allocation to PYN									
Additional Payments under Master Lease									
External Consultants									
Project Assurance Committee									
TOTAL Additional Payments									
Lease payments (after project completion)									
Fixed Rent of US$29.60 per Sq.m	*7,665*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*	*$323,770*
TOTAL LEASE		**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**	**$323,770**
COMMERCIAL TAX									
Peninsula Yangon Hotel		$2,276,141	$2,333,242	$2,391,776	$2,451,779	$2,513,289	$2,576,344	$2,640,981	$2,707,241
TOTAL COMMERCIAL TAX		**$2,276,141**	**$2,333,242**	**$2,391,776**	**$2,451,779**	**$2,513,289**	**$2,576,344**	**$2,640,981**	**$2,707,241**
PROPERTY TAX									
Peninsula Yangon Hotel		$1,780,060	$1,825,188	$1,871,447	$1,918,868	$1,967,478	$2,017,308	$2,068,389	$2,120,752
TOTAL PROPERTY TAX		$1,780,060	$1,825,188	$1,871,447	$1,918,868	$1,967,478	$2,017,308	$2,068,389	$2,120,752
PROFIT (CORPORATE) TAX									
Peninsula Yangon Hotel		$2,715,523	$2,803,696	$2,894,088	$2,986,756	$3,081,756	$3,179,147	$3,278,991	$3,381,347
TOTAL PROIT TAX		**$2,715,523**	**$2,803,696**	**$2,894,088**	**$2,986,756**	**$3,081,756**	**$3,179,147**	**$3,278,991**	**$3,381,347**
TOTAL LEASE PAYMENTS & TAX		**$7,095,494**	**$7,285,895**	**$7,481,081**	**$7,681,172**	**$7,886,293**	**$8,096,569**	**$8,312,130**	**$8,533,110**

PENINSULA YANGON LIMITED

FOREIGN STAFF LIST

Annex - 3.12

No	Position	Grade	No. of Staff Y - 1	Y - 2	Y - 3	Y 4 - 10	Salary per Month per person (USD) Year 1	Year 2	Year 3	Year 4 - 10	Salary per Year per person (USD) Year 1	Year 2	Year 3	Year 4 - 10	Salary Per Month (ks.) Year 1	Year 2	Year 3	Year 4 - 10	Salary Per Year (ks) Year 1	Year 2	Year 3	Year 4 - 10
1	General Manager	EA	1	1	1	1	11,963	12,561	13,159	13,757	143,554	150,731	157,909	165,087	14,475,000	15,198,750	15,922,500	16,646,250	173,700,000	182,385,000	191,070,000	199,755,000
2	Executive Chef	EB	1	1	1	1	9,570	10,049	10,527	11,006	114,843	120,585	126,327	132,069	11,580,000	12,159,000	12,738,000	13,317,000	138,960,000	145,908,000	152,856,000	159,804,000
	Total Headcount		2	2	2	2																

Notes:

USD:Kyat exchange rate of 1,210 as per Central Bank Myanmar 5th September 2016

PENINSULA YANGON LIMITED

LOCAL STAFF LIST

No.	Position	Grade	No. of Staff				Salary Per Month (ks.)				Salary Per Year (ks)			
			Y - 1	Y - 2	Y - 3	Y - 4 - 10	Year 1	Year 2	Year 3	Year 4 -10	Year 1	Year 2	Year 3	Year 4 - 10
	Management		**2**	**2**	**2**	**2**	**15,440,000**	**16,240,950**	**17,041,900**	**17,842,850**	**185,280,000**	**194,891,400**	**204,502,800**	**214,114,200**
	General Manager	EA	1	1	1	1	14,475,000	15,198,750	15,922,500	16,646,250	173,700,000	182,385,000	191,070,000	199,755,000
	Personal Assistant to GM	L5	1	1	1	1	965,000	1,042,200	1,119,400	1,196,600	11,580,000	12,506,400	13,432,800	14,359,200
	Sales Management		**7**	**7**	**7**	**7**	**14,668,000**	**15,609,840**	**16,551,680**	**17,493,520**	**176,016,000**	**187,318,080**	**198,620,160**	**209,922,240**
	Sales Manger	SMA	1	1	1	1	7,720,000	8,106,000	8,492,000	8,878,000	92,640,000	97,272,000	101,904,000	106,536,000
	Sales Executive	L4	4	4	4	4	4,632,000	5,002,560	5,373,120	5,743,680	55,584,000	60,030,720	64,477,440	68,924,160
	Commercial Lease Executive	L4	2	2	2	2	2,316,000	2,501,280	2,686,560	2,871,840	27,792,000	30,015,360	32,238,720	34,462,080
	Food & Beverage Management		**29**	**29**	**29**	**29**	**27,406,000**	**29,973,865**	**32,541,730**	**35,109,595**	**328,872,000**	**359,686,380**	**390,500,760**	**421,315,140**
	Food & Bevearage Manager	SMC	1	1	1	1	3,377,500	3,546,375	3,715,250	3,884,125	40,530,000	42,556,500	44,583,000	46,609,500
	F&B Manager PA	L5	1	1	1	1	965,000	1,042,200	1,119,400	1,196,600	11,580,000	12,506,400	13,432,800	14,359,200
	Restaurant Manager	SMB	1	1	1	1	4,825,000	5,066,250	5,307,500	5,548,750	57,900,000	60,795,000	63,690,000	66,585,000
	Restaurant Supervisor	L4	2	2	2	2	2,316,000	2,501,280	2,686,560	2,871,840	27,792,000	30,015,360	32,238,720	34,462,080
	Waiting Staff (all grades)	L6	16	16	16	16	7,720,000	8,878,000	10,036,000	11,194,000	92,640,000	106,536,000	120,432,000	134,328,000
	Bar Tenders	L3	4	4	4	4	5,018,000	5,419,440	5,820,880	6,222,320	60,216,000	65,033,280	69,850,560	74,667,840
	Mini Bar Attendant	L7	2	2	2	2	675,500	810,600	945,700	1,080,800	8,106,000	9,727,200	11,348,400	12,969,600
	Sommelier	L3	2	2	2	2	2,509,000	2,709,720	2,910,440	3,111,160	30,108,000	32,516,640	34,925,280	37,333,920
	Banquet & Events		**12**	**12**	**12**	**12**	**9,891,250**	**10,856,250**	**11,821,250**	**12,786,250**	**118,695,000**	**130,275,000**	**141,855,000**	**153,435,000**
	Events Manager	SMB	1	1	1	1	4,825,000	5,066,250	5,307,500	5,548,750	57,900,000	60,795,000	63,690,000	66,585,000
	Events Admin Manager	L1	1	1	1	1	2,412,500	2,605,500	2,798,500	2,991,500	28,950,000	31,266,000	33,582,000	35,898,000
	Banquet porters	L7	5	5	5	5	1,688,750	2,026,500	2,364,250	2,702,000	20,265,000	24,318,000	28,371,000	32,424,000
	Waiting Staff	L8	5	5	5	5	965,000	1,158,000	1,351,000	1,544,000	11,580,000	13,896,000	16,212,000	18,528,000
	Room Service		**11**	**11**	**11**	**11**	**5,211,000**	**5,878,780**	**6,546,560**	**7,214,340**	**62,532,000**	**70,545,360**	**78,558,720**	**86,572,080**
	Room service supervisor	L4	2	2	2	2	2,316,000	2,501,280	2,686,560	2,871,840	27,792,000	30,015,360	32,238,720	34,462,080
	Room service order taker	L6	4	4	4	4	1,930,000	2,219,500	2,509,000	2,798,500	23,160,000	26,634,000	30,108,000	33,582,000
	Room service waiters	L8	5	5	5	5	965,000	1,158,000	1,351,000	1,544,000	11,580,000	13,896,000	16,212,000	18,528,000
	Culinary Management		**32**	**32**	**32**	**32**	**43,183,750**	**46,854,610**	**50,525,470**	**54,196,330**	**518,205,000**	**562,255,320**	**606,305,640**	**650,355,960**
	Executive Chef	EB	1	1	1	1	11,580,000	12,159,000	12,738,000	13,317,000	138,960,000	145,908,000	152,856,000	159,804,000
	Chef secretary	L5	1	1	1	1	965,000	1,042,200	1,119,400	1,196,600	11,580,000	12,506,400	13,432,800	14,359,200
	Executive Sous Chef	SMC	1	1	1	1	3,377,500	3,546,375	3,715,250	3,884,125	40,530,000	42,556,500	44,583,000	46,609,500
	Culinary Coordinator	L6	1	1	1	1	482,500	554,875	627,250	699,625	5,790,000	6,658,500	7,527,000	8,395,500
	Main - Sous Chef	L1	1	1	1	1	2,412,500	2,605,500	2,798,500	2,991,500	28,950,000	31,266,000	33,582,000	35,898,000
	Main - Chef de Partie	L2	3	3	3	3	5,211,000	5,627,880	6,044,760	6,461,640	62,532,000	67,534,560	72,537,120	77,539,680
	Main - Demi Chef	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560

PENINSULA YANGON LIMITED

LOCAL STAFF LIST

No.	Position	Grade	No. of Staff				Salary Per Month (ks.)				Salary Per Year (ks)			
			Y - 1	Y - 2	Y - 3	Y - 4 - 10	Year 1	Year 2	Year 3	Year 4 -10	Year 1	Year 2	Year 3	Year 4 - 10
	Main - Commis Chef	L7	4	4	4	4	1,351,000	1,621,200	1,891,400	2,161,600	16,212,000	19,454,400	22,696,800	25,939,200
	Specialty - Chef de Cuisine	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Specialty - Chef de Partie	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Specialty - Commis Chef	L7	2	2	2	2	675,500	810,600	945,700	1,080,800	8,106,000	9,727,200	11,348,400	12,969,600
	Bakery/Pastry - Pastry Chef	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Bakery/Pastry - Chef de Partie	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Bakery/Pastry - Commis Chef	L7	2	2	2	2	675,500	810,600	945,700	1,080,800	8,106,000	9,727,200	11,348,400	12,969,600
	Banquet Chef - Chinese	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Butcher/Fishmonger - CDP	L8	1	1	1	1	193,000	231,600	270,200	308,800	2,316,000	2,779,200	3,242,400	3,705,600
	Associate Dining - Chef de Partie	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Associate Dining - Commis Chef	L7	2	2	2	2	675,500	810,600	945,700	1,080,800	8,106,000	9,727,200	11,348,400	12,969,600
	Banquet Kitchen - Chef de partie	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Banquet Kitchen - Commis Chef	L7	2	2	2	2	675,500	810,600	945,700	1,080,800	8,106,000	9,727,200	11,348,400	12,969,600
	Night Chef	L7	3	3	3	3	1,013,250	1,215,900	1,418,550	1,621,200	12,159,000	14,590,800	17,022,600	19,454,400
	Stewarding Management		**7**	**7**	**7**	**7**	**3,860,000**	**4,284,600**	**4,709,200**	**5,133,800**	**46,320,000**	**51,415,200**	**56,510,400**	**61,605,600**
	Chief Steward	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Stewarding store supervisor	L4	1	1	1	1	1,158,000	1,250,640	1,343,280	1,435,920	13,896,000	15,007,680	16,119,360	17,231,040
	Stewards	L8	5	5	5	5	965,000	1,158,000	1,351,000	1,544,000	11,580,000	13,896,000	16,212,000	18,528,000
	Housekeeping		**29**	**29**	**29**	**29**	**11,338,750**	**12,900,120**	**14,461,490**	**16,022,860**	**136,065,000**	**154,801,440**	**173,537,880**	**192,274,320**
	Executive Housekeeper	L1	1	1	1	1	2,412,500	2,605,500	2,798,500	2,991,500	28,950,000	31,266,000	33,582,000	35,898,000
	Asst Executive Housekeeper	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Order taker	L7	3	3	3	3	1,013,250	1,215,900	1,418,550	1,621,200	12,159,000	14,590,800	17,022,600	19,454,400
	Room attendants	L8	15	15	15	15	2,895,000	3,474,000	4,053,000	4,632,000	34,740,000	41,688,000	48,636,000	55,584,000
	Public area attendants	L8	5	5	5	5	965,000	1,158,000	1,351,000	1,544,000	11,580,000	13,896,000	16,212,000	18,528,000
	Laundry Manager	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Laundry attendants	L8	3	3	3	3	579,000	694,800	810,600	926,400	6,948,000	8,337,600	9,727,200	11,116,800
	Front Office		**47**	**47**	**47**	**47**	**20,988,750**	**23,674,345**	**26,359,940**	**29,045,535**	**251,865,000**	**284,092,140**	**316,319,280**	**348,546,420**
	Front Office Manager	SMB	1	1	1	1	4,825,000	5,066,250	5,307,500	5,548,750	57,900,000	60,795,000	63,690,000	66,585,000
	Asst Front Office Manager	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Fornt Office Supervisor	L4	4	4	4	4	4,632,000	5,002,560	5,373,120	5,743,680	55,584,000	60,030,720	64,477,440	68,924,160
	Concierge (clef d'or)	L7	1	1	1	1	337,750	405,300	472,850	540,400	4,053,000	4,863,600	5,674,200	6,484,800
	Doormen/Bell	L8	14	14	14	14	2,702,000	3,242,400	3,782,800	4,323,200	32,424,000	38,908,800	45,393,600	51,878,400
	Front Desk Agents	L7	10	10	10	10	3,377,500	4,053,000	4,728,500	5,404,000	40,530,000	48,636,000	56,742,000	64,848,000

PENINSULA YANGON LIMITED

LOCAL STAFF LIST

No.	Position	Grade	No. of Staff				Salary Per Month (ks.)				Salary Per Year (ks)			
			Y - 1	Y - 2	Y - 3	Y - 4 - 10	Year 1	Year 2	Year 3	Year 4 -10	Year 1	Year 2	Year 3	Year 4 - 10
	IT Support	L6	1	1	1	1	482,500	554,875	627,250	699,625	5,790,000	6,658,500	7,527,000	8,395,500
	Drivers	L8	6	6	6	6	1,158,000	1,389,600	1,621,200	1,852,800	13,896,000	16,675,200	19,454,400	22,233,600
	Airport Support	L8	5	5	5	5	965,000	1,158,000	1,351,000	1,544,000	11,580,000	13,896,000	16,212,000	18,528,000
	Parking Valet	L8	4	4	4	4	772,000	926,400	1,080,800	1,235,200	9,264,000	11,116,800	12,969,600	14,822,400
	Heart Of House		**12**	**12**	**12**	**12**	**17,659,500**	**19,043,310**	**20,427,120**	**21,810,930**	**211,914,000**	**228,519,720**	**245,125,440**	**261,731,160**
	Financial Controller	SMA	1	1	1	1	7,720,000	8,106,000	8,492,000	8,878,000	92,640,000	97,272,000	101,904,000	106,536,000
	Chief Accountant	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Cost controller/Analyst	L3	1	1	1	1	1,254,500	1,354,860	1,455,220	1,555,580	15,054,000	16,258,320	17,462,640	18,666,960
	Credit Manager	L4	1	1	1	1	1,158,000	1,250,640	1,343,280	1,435,920	13,896,000	15,007,680	16,119,360	17,231,040
	Accounts payable	L6	1	1	1	1	482,500	554,875	627,250	699,625	5,790,000	6,658,500	7,527,000	8,395,500
	General Cashier	L6	2	2	2	2	965,000	1,109,750	1,254,500	1,399,250	11,580,000	13,317,000	15,054,000	16,791,000
	Night Audit	L6	1	1	1	1	482,500	554,875	627,250	699,625	5,790,000	6,658,500	7,527,000	8,395,500
	Store/Receivng Supervisor	L4	1	1	1	1	1,158,000	1,250,640	1,343,280	1,435,920	13,896,000	15,007,680	16,119,360	17,231,040
	Purchasing/Procurement Manager	L2	1	1	1	1	1,737,000	1,875,960	2,014,920	2,153,880	20,844,000	22,511,520	24,179,040	25,846,560
	Purchasing/Procurement Executive	L6	2	2	2	2	965,000	1,109,750	1,254,500	1,399,250	11,580,000	13,317,000	15,054,000	16,791,000
	Human Resources		**3**	**3**	**3**	**3**	**6,079,500**	**6,565,860**	**7,052,220**	**7,538,580**	**72,954,000**	**78,790,320**	**84,626,640**	**90,462,960**
	Human Resources Manager	L1	1	1	1	1	2,412,500	2,605,500	2,798,500	2,991,500	28,950,000	31,266,000	33,582,000	35,898,000
	Human Resources Analyst	L3	1	1	1	1	1,254,500	1,354,860	1,455,220	1,555,580	15,054,000	16,258,320	17,462,640	18,666,960
	Talent Development and Culture Manager	L1	1	1	1	1	2,412,500	2,605,500	2,798,500	2,991,500	28,950,000	31,266,000	33,582,000	35,898,000
	Engineering		**19**	**19**	**19**	**19**	**10,518,500**	**11,946,700**	**13,374,900**	**14,803,100**	**126,222,000**	**143,360,400**	**160,498,800**	**177,637,200**
	Chief Engineer	L1	1	1	1	1	2,412,500	2,605,500	2,798,500	2,991,500	28,950,000	31,266,000	33,582,000	35,898,000
	Air conditioning Technician	L6	4	4	4	4	1,930,000	2,219,500	2,509,000	2,798,500	23,160,000	26,634,000	30,108,000	33,582,000
	Plumbers	L6	4	4	4	4	1,930,000	2,219,500	2,509,000	2,798,500	23,160,000	26,634,000	30,108,000	33,582,000
	Carpenters	L6	3	3	3	3	1,447,500	1,664,625	1,881,750	2,098,875	17,370,000	19,975,500	22,581,000	25,186,500
	French polishers	L6	1	1	1	1	482,500	554,875	627,250	699,625	5,790,000	6,658,500	7,527,000	8,395,500
	Upholstery	L6	2	2	2	2	965,000	1,109,750	1,254,500	1,399,250	11,580,000	13,317,000	15,054,000	16,791,000
	IT Technicians	L6	2	2	2	2	965,000	1,109,750	1,254,500	1,399,250	11,580,000	13,317,000	15,054,000	16,791,000
	Landscape	L8	2	2	2	2	386,000	463,200	540,400	617,600	4,632,000	5,558,400	6,484,800	7,411,200
	Total Headcount		**210**	**210**	**210**	**210**								

PENINSULA YANGON LIMITED

ELECTRICITY & WATER DEMANDS

No.	Parameter (Operational Phase – Annual figures)	Quantity for Peninsula Hotel (MRB)	Qty
1	Grid electricity usage	6,353,077	Kwh
2	Diesel usage	122,544	Liters
3	Other fuel usage (specify type e.g. LPG) Kg.LPG	166,254	LPG
4	Water usage	72,270	m3



Environmental & Social Scoping Report
Landmark Project
Yangon, Myanmar

Prepared for:

Meeyahta International Hotel Ltd.

FMI Centre Compound

380, Bogyoke Aung San Road

Pabedan, Yangon

Prepared by:

ENVIRON Myanmar Company Limited

4th Floor

Building 17th, MICT Park, Hlaing Township

Myanmar



Date:

January 2016

Project Number:

Report number	MM110003
Issue/Date	January 2016
Prepared by	Joel Gonzales ENVIRON Myanmar Co Ltd Senior Consultant
	Josiah Bowles ENVIRON Myanmar Co Ltd Senior Consultant
Reviewed by	Flordeliz Y Guarin PhD Director, ENVIRON Myanmar Co Ltd Principal Consultant
	MM110003

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EXECUTIVE SUMMARY

Meeyahta International Hotel Ltd., (MIHL), currently under the co-ownership of Serge Pun and Associates (Myanmar) and First Myanmar Investment Co. Ltd (FMI), plans to redevelop its 10 acre plot at 380, Bogyoke Aung San Road, Pabedan Township in Yangon. Situated at the northwest corner of the Bogyoke Aung San Road and Sulae Pagoda Street, east of Bogyoke Aung San Market (formerly known as Scott's Market), and southwest of Yangon Central Railway Station, the proposed project will be located in the commercial area of central Yangon. Sule Shangri-La Hotel and Central Hotel can be found directly opposite the proposed project. Figure 1 presents the project location and surrounding environment.



Figure 1: Project Location

The project site is located at an existing built environment with an unoccupied 130 years old heritage three-story brick building, FMI Centre, Grand Meeyahta Executive Residence, Zawgyi House, two residential brick buildings, and a variety of small structures. The redevelopment project consists of a premium complex housing residential, commercial, retail, and hospitality components together with an underground car park. One of the major themes of the proposed project is to restore and revitalize the old heritage building in the project site. In detail, a 26-storey condominium tower, a 26-storey business hotel with serviced apartments - totalling 370 rooms, two 23-storey office towers, a 4-storey retail podium, a basement car park with five parking levels will be included in the project. The proposed project, hereby will be named as the Landmark Project.

Myanmar's desire for economic development and growing foundation to accommodate open and fair market has stimulated a range of international investment interests in Myanmar. With the recent opening up, it can be speculated that tourism and the other business sectors will

thrive gradually. Potential economic growth has driven dramatic shift in urbanization and resulted in a huge demand for urban infrastructure development. The development of urban structures is in need to sustain the rapid growth. The proposed project plans to narrow the gap between growing high demand and limitation of office spaces, accommodations, and retail stores in the heart of Yangon. Furthermore, the preservation of the heritage building and its use as a luxury hotel strengthens the alignment of the project with the urban development theme proposed for the city of Yangon. The restoration of the heritage building is a significant contribution to the protection of the city's cultural heritage.

Establishing partnership with Hong Kong-based HK & Shanghai Hotels, Mitsubishi Corporation and Mitsubishi Estate, and the other strategic business alliances will enrich experience and strengthen competitiveness in this business endeavour. In addition, the International Finance Corporation (IFC) and the Asian Development Bank (ADB) have shown interest in contributing investment for this project. Pulling the strength, experience, and qualification from the dynamic partnership, the proposed project is expected to become a driven market force.

Both IFC and ADB have conducted an environmental and social due diligence on the project and their findings are available on their corporate websites. IFC has disclosed the Environmental and Social Report and the Environmental and Social Action Plan of the project. ADB has uploaded on its corporate website the Initial Environmental Examination (IEE). Even with the appraisals from the IFC and ADB in the backdrop, for the scale of tasks and activities planned for the project, the proposed project is committed to carry out Environmental and Social Impact Assessment (ESIA) in strict compliance to Myanmar's regulatory requirements.

In accordance with the Environmental Impact Assessment Regulation, the proposed project is classified as a project requiring a full EIA under the Category of (VII) (10) "*Infrastructure – construction of multi-stories and apartment building with height more than 60m*".

1.1 Purpose of the Scoping Report

This scoping report is required by Sections 44-51, Chapter V of The Environmental Impact Assessment Procedures (enacted on 29 December 2015).

The objective of this scoping is to identify key issues of concern that should be addressed in the Environmental and Social Impact Assessment of the Landmark Project so that it can be considered in appropriate detail in the ESIA. Scoping also aids in the identification of information sources and data gaps that may require to be filled by studies or surveys to underpin the assessment. This stage determines the key elements of the Plan and correspondingly identifies the likely environmental and social receptors that will be affected. This Scoping report shall, in respect of the proposed Project do the following:

a) define the study area, area of influence, time boundaries, project phases, and potential stakeholders;

b) start the process of incorporating the substance of applicable environmental regulations and standards in the context of Project's design and environmental safeguards;

c) make a provisional identification of Environmental, Social and, if any, Health Impacts, focusing in particular on the environmental, social and health issues that need to be addressed in subsequent EIA studies;

d) provide an indication of what baseline data and information are required for the full EIA , and how it is proposed to obtain it;

e) provide an opportunity for consultants, relevant authorities, project developers, interested and affected parties to express their views and concerns regarding the proposal before an EIA proceeds;

f) enable an efficient and comprehensive assessment process that saves time, resources, costs, and delays; and

g) Identify potentially affected communities and other stakeholders with the shared interest in the Project.

1.2 Defining the Area of Influence (AOI)

The proposed site is situated at a built environment in a busy commercial hub of Yangon and the whole area is busy with new developments. Due to the nature of the project and planned environmental safeguard measures, its potential Area of Influence (AoI) is minimal in the project's stages, which include construction phase involving demolition and operation phase. In consideration of the distance the AOI would potentially reach, the study limit will be set to within a 1 KM radius of the project.

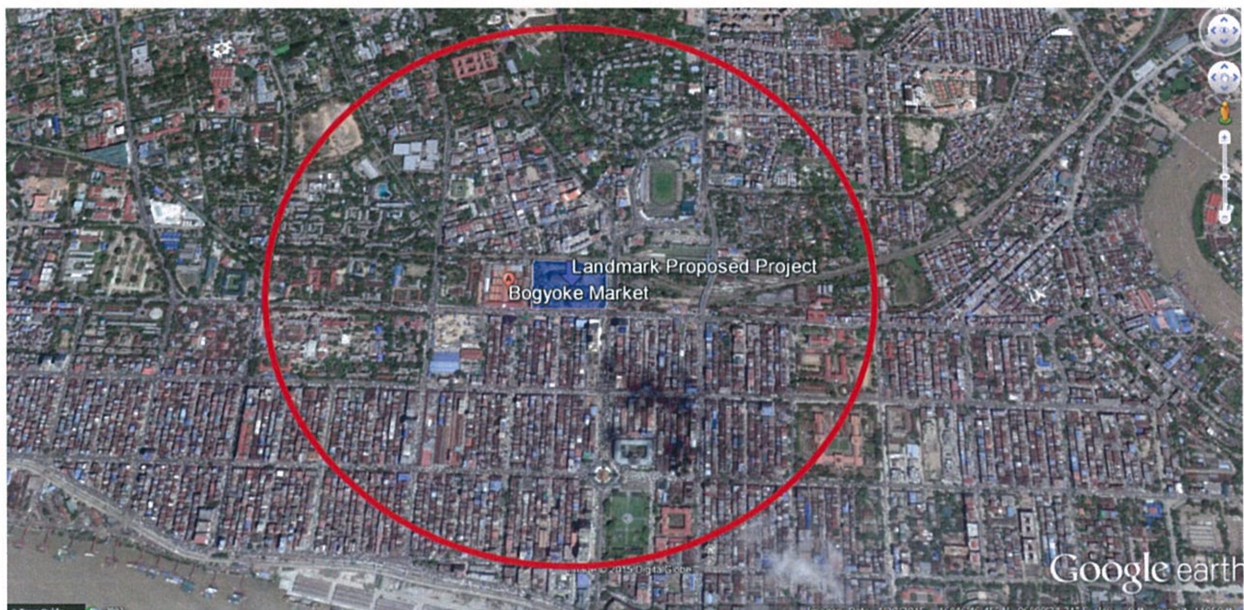


Figure 2: Proposed Project Location within the one (1) Km Radius Boundary

2 CONTEXT OF THE PROJECT

2.1 International Finance Corporation (IFC) Category for the project

The project is a Category B project according to IFC's Policy on Environmental and Social ("E&S") Sustainability because a limited number of specific and reversible environmental and social impacts may result, which can be avoided or mitigated by adhering to generally recognized performance standards, guidelines or design criteria. Key Environmental & Social issues included the following: environmental and social management system of Yoma; waste material management and resource efficiency (demolition, construction and operation); life and fire safety (construction and operation); and labor and working conditions including the protection of workers during all phases of the Project.

There are a total of two plots leased as part of the proposed project site. These were acquired through SPA, a member of Yoma Strategic Holdings Group in two separate transactions. The first instance in 1993 directly from the land owner, i.e. Myanmar Railways of the Ministry of Railway and Transportation; and the second transaction in 1995 from an independent developer, which previously acquired the land lease from Ministry of Railway and Transportation, Myanmar Railways. IFC's due diligence detected no grievances related to land lease acquisition and no concerns expressed by local residents near the site. The Project is located in a central Yangon location, and IFC's review has not identified any adverse impacts of the Project on ethnic minority persons or biodiversity. Issues contemplated by PS5, PS6 or PS8 were therefore not identified during IFC's review (source: IFC project database).

2.2 Background of the project proponent

Meeyahta International Hotel Limited used to own and operate serviced apartments named as "Grand Meeyahta Executive Residences". Its hotel facilities and services included accommodation rooms, guest facilities, dining facilities, recreation and exercise facilities, body treatment services, foot reflexology services, souvenirs, conference and meeting rooms, and a beauty spa, as well as precious gems and jewellery, health care products, and cosmetics and perfumes show rooms. At the end of September 2013, MIHL shut down GMER to make a way for the new re-development project called Landmark. As of February 2, 2015, Meeyahta International Hotel Limited operates as a subsidiary of Yoma Strategic Holdings Ltd.

2.3 Presentation of the Project Proponent and the EIA Consultant

In accordance with Environmental Impact Assessment Rules and Regulations by Myanmar's Ministry of Environment, Conservation, and Forestry (MOECAF), any project likely to have a significant impact or change on the environment is required to undertake an environmental impact assessment and to obtain prior approval for implementation of the project. MIHL is committed to abide by the legal requirements and committed to conduct proper ESIA.

MIHL has commissioned ENVIRON Myanmar Co., Ltd to carry out an ESIA for the Project in strict compliance to applicable national laws, rules and regulations issued by the relevant Myanmar government agencies, as well as to satisfy current international best practice stipulated under the International Finance Corporation Performance Standards (2012).

ENVIRON Myanmar is a global environmental consultancy with Myanmar entity, registered since February 2014. ENVIRON combines resources across geographic boundaries and

technical and scientific disciplines to provide clients with the best, most responsive team — whether responding to existing challenges, evaluating opportunities to improve performance, or seeking to reduce future liabilities. Despite its recent establishment in Myanmar, ENVIRON has already made its presence known and has been conducting various IEEs and ESIA projects.

Table 1: ENVIRON Personnel for the ESIA Study and their Qualifications

Name	Qualification	Responsibility
Dr Flordeliz Guarin	BSc (Zoology), University of the Philippines MSc (Marine Biology), University of the Philippines PhD (Environmental Biology), University of the Philippines	Technical Director for Environ Myanmar
Mr. Neil Daetwyler	B.Sc. Engineering Geology; Chartered Engineer, Chartered Environmentalist	Senior quality control and environmental reviewer
Mr. Roger Leung	B.Eng. Mechanical Engineering, M.Sc. Civil & Structural Engineering	Senior air, noise and vibration specialist
Ms. Vijayalakshmi Benjamin Samuel	BSc, MSc, Biotechnology, MBA	Project description, Water, Soil and groundwater, waste,
Mr. Andy Cheung	M.Sc. Building Service Engineering, M.Sc. Environmental Engineering	Green building design
Ms. Chiara Metallo	MSc, Physics and Geophysics, FIAQM, MIEnvSC	Senior air quality specialist
Ms. Kaythi Soe Myint	M.P.H Primary Health Care and Social Health	Administrative manager and health specialist
Ms. Khing Thwe Oo	M.E Chemical Engineering and M.E Environmental Engineering and	Air Quality Specialist and Environmental engineer

Name	Qualification	Responsibility
	Management	

3 OVERVIEW OF THE POLICY, LEGAL, AND INSTITUTIONAL FRAMEWORK

3.1 Overview of Corporate Environmental and Social Policies

This section illustrates the policy, legal framework, and legislative structures set up to protect the environment, as well as ongoing developments with the intent to promote sustainable development and environmental protection.

3.2 Overview of Policy and Legal Framework in Myanmar

This section reviews Myanmar's existing policies and legal framework.

3.2.1 Myanmar Constitution (2008)

The 2008 Constitution affirms that the Government will conserve Myanmar's natural environment, and that the National Parliament can enact environmental and other protective laws.

3.2.2 National Environmental Policy (1994)

The National Environmental Policy of December 1994 integrates environmental considerations into the development process and acknowledges that, while there is a sovereign right to use natural resources, environmental protection should be the primary objective at all times.

This policy states: The Wealth of a nation is its people, its cultural heritage, its environment and its natural resources. The objective of Myanmar's environment policy is aimed at achieving harmony and balance between these through the integration of environmental considerations into the development process to enhance the quality of the life of all its citizens. Every nation has a sovereign right to utilize its natural resources in accordance with its environmental policies, but great care must be taken not to exceed its jurisdiction or infringe upon the interests of other nations. It is the responsibility of the State and every citizen to preserve its natural resources in the interest of present and future generations. Environmental protection should always be the primary objective in seeking the development."

3.2.3 Environmental Conservation Law (2012)

The Environmental Conservation Law was promulgated in 2012. It lists a set of broad principles and empowers the Ministry of Environmental Conservation and Forestry (MOECAF) to enforce environmental standards (not currently available yet),

The Environmental Conservation Law was enacted to implement the national environmental policy of 1994. It lays down basic principles and provides guidance to systematically integrate environmental conservation matters with the sustainable development works. The Law paves the way for the preparation of EIAs and/or SIAs. In addition, some MOECAF broad powers granted under the law require the approval of the Union Government and the Environmental Conservation Council (ECC) but without the clear power and basis for the approval.

Specifically, it emphasizes the need to reduce air pollution, water pollution and land pollution. It also requires public engagement to increase the awareness of the affected people with respect

to environmental pollution and social issues and encourages public participation. The responsibility to enforce these requirements has been given to the MOECAF. Chapter IV, section 7(m) requires the conduct of an Environmental and Social Impact Assessment.

Under this chapter, the Law stipulates environmental quality standards on water quality, underground water quality, atmospheric quality, emissions, effluents, solid wastes and other environmental quality standards.

Chapter IX, section 19 of the Law requires MOECAF to cooperate with the relevant Government departments and organizations for the conservation of cultural heritages sites, and cultural monuments for the benefit of current and future generations.

The obligations of Business Owners and Occupiers under the Environmental Conservation Law are that the polluter must clean, discharge, dispose or keep pollutants in accordance with the prescribed standards. The owner or occupier of business activities, materials or places that are the source of the pollution must install or use an on-site facility or controlling equipment to monitor, control, manage, reduce or eliminate environmental pollution. If this is not possible, it must be arranged to dispose the wastes in accordance with environmental sound methods.

No one shall violate any prohibition contained in the rules, notifications, orders, directives and procedures issued under the Environmental Conservation Law. The violation of this prohibition constitutes an offence punishable by imprisonment with a term not exceeding 1 year, a monetary fine, or both.

Overall, the Law has listed a set of broad principles and empowers MOECAF to enforce environmental standards (still in development), environmental conservation, conservation of natural and cultural resources, process for businesses to apply for permissions to engage in an enterprise that has the potential to damage the environment, stipulates the prohibitions and describes the offences and their respective penalties.

3.2.4 Foreign Investment Law (2012) and Myanmar Investment Commission Notification (2013)

The recently promulgated Foreign Investment Rules (FIR) and Myanmar Investment Commission (MIC) Notification (2013) clarify Myanmar's new foreign investment framework. Basic Principles of the FIR state that the investment shall be allowed based upon principles including "protection and conservation of the environment" and "developments that save energy consumption". The responsibilities of the investor require the business to be carried out in a manner that does not cause environmental pollution or damage according to existing laws.

Clause 37 of the Rules of the FIR states "In order to scrutinize accepted proposals sector by sector, a Proposal Review Group, composed of high ranking officers from the following departments (including the Environmental Conservation Department), is to be formed to perform preliminary scrutiny".

3.2.5 MIC Notification No 1 of 2013 of MIC

The MIC Notification includes a list of Economic Activities Permitted with Specific Conditions (Item 3.3 in Notification 1) which require Environmental Impact Assessments. These include construction of large-scale residential buildings, construction of large-scale hotels and

conducting business activities at significant monument places related to history and cultural (22).

3.2.6 Environmental Impact Assessment Rules and Regulations (Environmental Impact Assessment Procedure – enacted on 29 December 2015)

The Environmental Conservation Law, under Section 42 (n) gives the responsibility to MOECAF to issue necessary rules to implement the law. Under this provision, the Ministry has issued the Environmental Impact Assessment Rules and Regulations.

The Environmental Impact Assessment Rules define the EIA as the process of studying the significant impact of a proposed project on the physical, biological and socioeconomic environment and includes an environmental management plan and a social impact assessment report. It also states that every project proponent is required to carry out an Environmental Impact Assessment of a proposed project and shall prepare an Environmental Impact Assessment Report detailing every stage of the assessment and its conclusion to MOECAF.

After a couple years of development, the EIA Procedures was made into effect in December 2015. The procedures define requirements for EIA and Initial Environmental Examination (IEE). The procedures strengthen the Environmental Conservation Law. The newly approved procedures outline screening and scoping criteria that define which projects may be subject to the regulation. According to the regulation, the proposed project is classified as a project requiring a full EIA under the Category of (VII) (10) "*Infrastructure – construction of multi-stories and apartment building with height more than 60m*".

3.3 Government Bodies

3.3.1 National Commission for Environmental Affairs/MOECAF

The National Commission for Environmental Affairs (NCEA), also known as the Environmental Conservation Committee, was formed in 1990. It was then chaired by the Minister of Foreign Affairs until 2005 when the NCEA was transferred under the Minister of Forestry (MoF), which assumed the role of the NCEA chairperson. At this point, the NCEA became the present Ministry of Environmental Conservation and Forestry (MOECAF). The responsibilities of the MOECAF include the setting of environmental standards, creating environmental policies for using natural resources and laying down rules and regulations for control pollution, as well as to create short and long-term environmental policies, which balance environmental needs with development requirements.

EIA rules and regulations have been stipulated by MOECAF. MOECAF has been developing EIA Procedures, EIA Guidelines, and National Environmental Quality (Emission) Guidelines. These are now in final versions and are believed to come into effect soon.

3.4 International and Regional Treaties

Myanmar has signed 31 international treaties related to the environment and those, which are applicable to the proposed Project, are listed in Table 2. Of this list of international treaties signed by Myanmar, the most relevant for the Project are the ones related to the Ozone Layer, Climate Change, World Cultural and Natural Heritage, and Persistent Organic Pollutants.

Table 2: International and Regional applicable to the Project

	Name
1	Vienna Convention for the Protection of the Ozone Layer
2	Montreal Protocol on Substances that Deplete the Ozone Layer
3	London Amendment to the Montreal Protocol on Substances that Deplete the Ozone Layer
4	United Nations Framework Convention on Climate Change (UNFCCC)
5	Vienna Convention for the Protection of Ozone Layer
6	Montreal Protocol on Substances that Deplete the Ozone Layer
7	London Amendment to the Montreal Protocol
8	Convention Concerning the Protection of the World Cultural and Natural Heritage
9	Kyoto Protocol to the United Nations Framework Convention on Climate Change
10	Stockholm Convention on Persistent Organic Pollutants
11	Copenhagen Amendment to Montreal Protocol on Substances that deplete the Ozone Layer

3.4.1 International Finance Corporation's Procedures relevant to the project

For this project the relevant, operating procedures are follows;

PS 1 – Assessment and Management of Environmental and Social Risks and Impacts
PS 2 – Labor and working conditions
PS 3 – Resource Efficiency and Pollution Prevention
PS 4 – Community Health, Safety and Security
PS 8 – Cultural Heritage

The project will be audited for compliance based on the above mentioned operating procedures.

4 PROJECT DESCRIPTION AND ALTERNATIVES

4.1 Project Description

The earmarked site is located at a built-up or already developed rectangular 38,000 m^2 (9.64 acres) plot. Keeping restoration and revitalization of unoccupied Peninsula Yangon (PYN) heritage building at the heart of the proposed project, it involves major redevelopment at the site.

4.1.1 Existing Layout of the Project Site

The site is an existing built environment (already developed site) consisted of the following main buildings:

i. The former PYN: a 130 years old three-storey brick building, listed under the Yangon Heritage Trust which has been vacant/abandoned since the 1994s;
ii. The FMI centre: an approximately 17 years old 11-storey building serving as an office and commercial building;
iii. The Grand Meeyahta Executive Residence: a 18-year-old, 10-storey concrete building which has been vacant since October 2013;
iv. Zawgyi House: A former two-storey residential brick building which was used as a restaurant until April 2014;
v. Two residential scale two-storey brick buildings aged approximately 50 years old (old staff house and old church building) which were used for temporary accommodation and storage purposes (recently demolished); and
vi. A number of smaller supporting structures associates with the previous land use.

Details of the proposed features of the proposed project is shown are Figure 3 and presented in Table 3 .

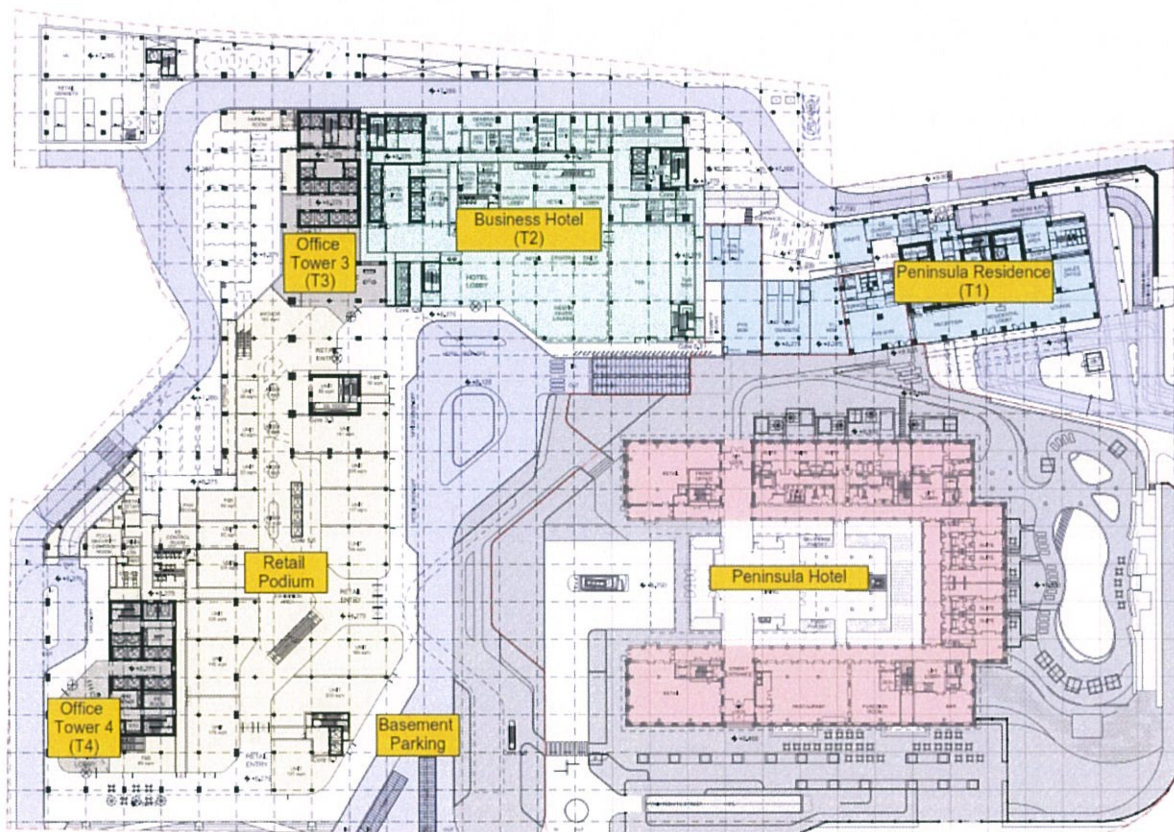


Figure 3: Proposed Site Development Plan

Table 3: Existing features at the project site areas and features

Area	Features
1	• Two (2-storey residential-scale structures, which are approximately 50 years old (old staff house and old church building). Recently demolished. • Aboveground concrete water tank inside a storage shed north of the old staff house (currently unused) • Aboveground concrete water tank north of the old church building (currently unused) • Vacant, generally unpaved area to the east, west and south of the structures, with bushes, trees and rubbish. Old pump parts, metal scaffolds and rubber pipes observed on the vacant lot south of the old church building
2	• Three-storey PYN; approximately 120 years old • Unused and empty aboveground concrete water tank north-east of the PYN

Area	Features
	• Two water fountains to the south of the PYN (currently not in use) • Vacant, generally unpaved area to the east, south and centre of the PYN overgrown with shrubs and grass.
3	• Façade of the Grand Mee Ya Hta Executive Residence and paved driveway entrance to the site. The driveway entrance is lined with trees and shrubs
4	• Concrete block-paved parking area for approximately 100 cars • Former residential two-storey brick structure that was used as a café (Zawgyi House) • Temporary container van offices for Site developers
5	Utilities and parking area for FMI Centre building comprising: • Generator shed for one existing generator (500 kilovolt Amperes-kVA); two more generators (350 kVA and 630 kVA) currently being installed; • Chiller area; • Toilets at the western sector; • Storage shed at the western sector; • Waste dumping area at the southwest corner; and • Septic tank area at the western perimeter.
6	• Grand Mee Ya Hta Executive Residence utilities area: • Wastewater treatment plant (WWTP) comprising: ▪ Concrete aboveground equalisation tank ▪ Concrete aboveground aeration tank ▪ Steel aboveground sedimentation tank ▪ Concrete aboveground sludge storage tank ▪ Underground storage tanks 1 (64.07 m3) and 2 (64.07 m3) • Two chillers; • Generator shed; and • Oil drums shed.
7	• Parking area for approximately 50 cars; • Grand tube well (TW) 1 at the north-eastern corner; All tube wells on site are approximately 30 m (100 feet); and • Grand waste dumping area at the eastern perimeter.
8	10-storey Grand Meeyahta Executive Residences; each floor with 10 units. Third floor with a garden/ patio. Public areas primarily are the ground floor, first and second floor. Approximately 15 years old. Utilities include: • Swimming pool with underground water dosing tank to the north • Laundry area on the eastern perimeter • Restaurants on first and second floors • Grease sump at the ground floor restaurant • Unused tube well at the north-eastern corner Waste dumping area at the north-eastern corner

Area	Features
	• Raw water treatment plant at the south-western corner comprising: ▪ Aboveground concrete raw water tank ▪ Tube well (TW2) ▪ Treatment tanks ▪ Water supply pumps • Fire pump room ▪ Two transformers ▪ Fire pump ▪ Underground concrete treated water tank (120 m^3 capacity) ▪ 200-L diesel steel aboveground tank for fire pump
9	11-storey FMI Center; approximately 17 years old. A utilities room is located at the sub-basement level comprising: • One transformer • Two 150-ton chillers and pumps • Two water supply pumps • Fire pump • One 750 kVA generator set and blower • 200-L diesel steel aboveground tank for the generator. Septic tank area north of the FMI Center. • Two in use tube wells along the western perimeter of FMI

The proposed Project will involve structuring of the following components:

4.1.1.1 Peninsula Hotel

The former Myanmar Railways Building – MRB, will be converted into The Peninsula Yangon, a five-star hotel. Located at the south eastern portion of the Landmark project site, the Peninsula Yangon will have a Gross Floor Area of approximately 14,000 square metres. The hotel will comprise three (3) storeys (L1 – L3) with a mezzanine that is part of the Peninsula (L4) and one basement level (B1).

The Ground Floor (L1) of The Peninsula Yangon will consist of the Entrance Lobby, luxury retail shops, bar and restaurant with al-fresco dining, function room, nine (9) suites, the front office, an outdoor pool and changing rooms, with a gymnasium in the adjacent Peninsula Residences.

Forty-one suites will be located at Level 2 and Level 3 will contain 38 suites, including The Peninsula Suite that continues at part of Level 4 mezzanine, both levels are accessible by private lift.

Basement Level B1 consists of spa treatment and relaxation rooms, Executive and Administrative Offices, Staff Entrance, Changing Rooms and Lockers, Engineering Offices and Workshops including incoming services and the remainder of the hotel's Back-of-House.

4.1.1.2 Peninsula Residence

Serving as a luxury condominium, the Peninsular Residence Tower (referred as Tower 1 or T1) will be constructed on the north-eastern corner of the site. The tower will be a Peninsula branded luxury residence with apartments sold on a leasehold tenure and servicing agreement. The tower will comprise 98 luxury apartments and 3 apartments dedicated to managers. The units are equipped with public facilities including a function room, a kids play area, gym, sauna and a pool terrace integrated within the project's podium roof design. The apartments have been designed to allow for discrete servicing performed by live-in staff through carefully studied segregated routes. The Peninsula Residence has a GFA of approximately 37,000 m^2.

4.1.1.3 Business Hotel and Serviced Apartments

The Business Hotel Yangon (referred as Tower 2 or T2) will be constructed centrally along the northern boundary of the site, between the Peninsula Residence and the Tower 3 (T3) Office Tower. The Business Hotel has a GFA of approximately 49,700 m^2.

The tower benefits from a strategic position opposite the master plan central plaza. To the north, serviced apartments, rooms and public facilities enjoy views over the Shwedagon Pagoda monument. The hotel is designed to become a landmark with its unique saw tooth facade sweeping and merging with the podium roof.

The hotel will be developed as a 26-storey building comprising 280 hotel rooms and 90 serviced apartments. This building also supports the roof facilities which include a fine dining restaurant with outdoor terrace, a function room / kids club, an exclusive rooftop bar and a pool deck with large outdoor pool bar. The hotel guestrooms will be located from L14 to L25 and the service apartments located from L6 to L13. The podium levels (L1 – L4) include the main lobbies, pre-function, ballroom, Haven lounge, meeting facilities, beauty, spa and gym. An all-day dining restaurant will be located at L5 which opens out onto an outdoor terrace, designed for alfresco dining.

4.1.1.4 Office Towers 3 & 4

The two 23-storey office towers (above ground) (referred as Tower 3 (T3) and Tower 4 (T4)) will be constructed along the north-western boundary of the Project site. The towers sit above the retail podium and office users are able to gain direct access to the shopping mall contributing to the activation of the space.

4.1.1.5 Retail Podium

The shopping mall is located within the new development's five storey podium. It will be located below the Towers occupying levels B1 to L4 with a GFA of approximately 36,800 m^2. A supermarket with a footprint of approximately 2,500 m^2 combined with a retail lobby and drop-off area will be located at B1. Retail generally occupies the west side of the development podium with an exception on level 02 where the mall extends to the east allowing entry at Alan Pya Pagoda street level and providing direct access to Tower 1 residents.

The main entrance and drop-off/pick-up area will be located at L1 and this level will be occupied by exclusive international brands of fashion, watch and jewellery. Tenant mix is being advised by international retail consultancy specialists to create a new and exciting offer in Yangon.

4.1.1.6 Basement Car Parking

The Landmark car park has been arranged over five main floors located below ground.

Basement 1 extends to the site perimeter and has been elevated to sit clear of the surveyed water table. It contains multiple programmes in addition to the extensive parking and incorporates a local mezzanine at the base of the residential tower. The remaining car parking requirement is provided in a deep basement structure arranged over four floors of a similar footprint. The configuration of the lower basement levels is designed to facilitate vertical circulation and access to retail, commercial and hotel programmes above.

The lower level parking will be developed to keep the construction of this element outside the footprint of the main towers and their associated temporary works. In doing so the lower basement construction timetable can potentially be constructed off the critical path of the four towers.

4.2 Project Development Activities

The Project will be developed using a phased approach in sequence. Actual building of different structures will be in sequence as described in the project schedule below in this chapter. In general, the construction phase will involve installing temporary management facilities, demolition and site clearing, piling and excavation work for foundations and building structures employing piling rigs, bulldozer, excavators, cranes, heavy duty trucks, and concrete batching plant.

Restoration activities for PYN heritage building and revegetation of the existing plants are also included in the project implementation plan. The schedule and pace of the project's development in plan are as follows:

Works of PYN (Luxury Hotel):

- Early works including general cleaning, removal of heritage items, masonry repair, piling work for supporting external walls and façade retention frame installation – 20 months;

- Main works including design submission and approval, PYN's façade restoration, underpinning, internal structure dismantling, excavation and basement and superstructure works, courtyard reconstruction, MEP installation, testing & commissioning works, landscaping and fit-out works – 43 months;

Works of Landmark:

- Demolition of Grand Meeyahta Executive Residence – 5 months
- Demolition of FMI Centre – 5 months;
- Main works including design submission and approval, basement and superstructure works, MEP installation, façade installation, testing & commissioning works, landscaping and fit-out works – 44 months

It is anticipated that the entire construction phase will take approximately 50 months.

4.2.1 Description of Alternatives

In preplanning stage, the project considers various alternatives for many aspects of the project. In doing so, the possibility of the place without the project is the option that the project evaluated to predict potential pollutions. Aside from the opportunities lost, leaving the place untouched will not escape future pollutions. With sound environmental management systems in place within the project, the existing degree of pollution level will get even reduced with the project implementation.

4.2.2 Location Alternatives

As a consequence of rapid economic growth that came side by side with the opening up of the country formerly self-isolated, Myanmar land price has skyrocketed drastically. In addition to skyrocketing land cost, limited availability of vacant lands to develop in central Yangon restricts the project to look for other locations.

After evaluating several sites, the chosen location proved to meet the requirements of the project, the site's location in the commercial hub of Yangon with existing necessary infrastructures such as major roads, railways, and nearby commercial structures offers the best advantages to the project.

The new development will also prove to be economically and financially beneficial compared to the current status of the site. Without the project and proper restoration work, abandoned heritage PYN building and a few other structures will be overgrown with shrubs and grass and will gradually fall into ruins while no other major environmental adverse impacts would be generated.

In addition to economic advantages, the present location offers opportunities to reduce impacts as there is no environmentally sensitive receptors in the immediate area.

Design and Construction Alternatives

In order to curb adverse impacts on the environment, the proposed project embraces modern designs, which accommodate energy efficiency, and innovative methods of construction that proactively address pollutions. Tender will be awarded to environmentally conscious and competent construction firms to reduce both construction time and pollutions. Project designs have been developed not only to arouse attraction but also to improve energy efficiency. Moreover, contemporary architecture and structural strength to last and outstand environmental challenges distinctly feature the specific characteristics of the project designs.

On the contrary to abstaining as-built construction method, the project's structural development will primarily be based on as-planned method in sequence. To minimize the level of environmental degradation, mitigation measures will be implemented for each sequence of the project development. As-planned construction application will accommodate the project's management's plan to negate the project's impacts.

In addition to selection of as-planned approach, the project will strictly abide by the mitigation requirements set forth by the EMP from the ESIA for the project. Uncontrolled nature in as-built construction may lead to pollution contribution while the project's as-planned construction will provide well thought out procedures to combat pollutions ahead of the implementation activities. The main feature of the project's construction development is establishing environmental safeguards prior to the respective activities.

Precast flat panel system, precast flat panel system, 3D volumetric construction, and hybrid concrete construction were comparatively considered in the selection for construction systems. With relevancy to the local situation and availability, hybrid concrete construction, flat slabs application, and tunnel form systems will be employed as appropriate. Among the existing construction alternatives, these systems offer simplicity, rapid turnaround, consistent performance, and quality. Despite having the lack of building codes locally, the project plans to borrow other applicable building codes suitable to the environment.

Equipment and Material Alternatives

Despite adopting rigorous safeguards, the proposed project plans to take conscious approach in selection of materials and equipment. Environmentally friendly and least polluting materials from reliable suppliers will be prioritized for the project. Newer equipment with better energy efficiency rating or the least emission rate will be utilized for the project use in every stage of the project. Moreover, the project will adhere to follow regular maintenance schedule for all equipment and vehicles. In considering alternatives for equipment, the project makes sure to take into account the creation of employment opportunities as well.

The use of hydraulic breakers would be very noisy during demolition of existing buildings at the project site which are close to the sensitive receivers. In mitigation, the use of hydraulic crusher is proposed as an alternative. Hydraulic crushers are typically 6-12 dBA quieter when compared to conventional demolition with hydraulic breakers. It is, however, recognised that hydraulic crushers have their limitations and hence, it is proposed that they will not be used in isolation but in tandem with hydraulic breakers to minimise the impacts. The hydraulic breakers can create holes on structural elements to facilitate ease of crushing by the jaws of hydraulic crushers and to deal with oversize ones that are not practically crushed.

In order to limit soil exposure and erosion potential, earthworks will be sequenced and timed. Duration of earthworks will be shortened by planned sequences. Temporary covers will be applied to ditch and excavation sites where appropriate.

In conclusion, the project's management has chosen attractive designs with reliability and energy efficiency features, the most appropriate construction technologies with environmental focus and shortening construction period (as much as feasible), and the equipment and materials with the least pollution possibility. Together with these conscious choices, the project's environmental management plan will exceed its objectives to minimize adverse impacts resulting from the project implementation.

5 DESCRIPTION OF THE ENVIRONMENT

5.1 Existing Environment

Setting the Study Limits

The Area of Influence (AoI) is a term used to describe the area most likely to be impacted by the implementation of a development or project. For the purpose of this ESIA the AoI represents the area within a 1 km radius of the Project site. The predicted AoI highlights the components of the environmental concerns and establishes the baseline conditions prior to implementation of the proposed Project.

The proposed site is situated at a built environment in a busy commercial hub of Yangon and the whole area has full of growing developments. Due to the nature of the project and planned environmental safeguard measures, its potential Area of Influence (AoI) area is minimal in the project's stages, which include construction phase, operation phase, and decommissioning phase. Preliminary assessment of the limited distance the AoI would potentially reach, the 1 km study limit will be set to within a 1 KM radius of the project. Existing physical, natural, and socio-economic conditions including the traffic conditions and access roads will be the primary focus of the study for conservation purposes. Physical setting of the site environment, topography, geology, soil, hydrogeology, hydrology, climate and meteorology, flora and fauna status, and socio-economic status will be investigated for the study. These investigations will be primarily based on desktop based data mining and site survey.

Site Location and Surrounding Land Use

The Project is located in the city of Yangon within the Yangon Region, Union of Myanmar. Located in the heart of Lower Myanmar, Yangon city lies at the convergence of the Yangon and Bago Rivers on the eastern margin of Ayeyarwaddy Delta and approximately 30 km away from the coastline bordering the Gulf of Martaban. The Yangon Region is bordered by the Bago Region in the north and east, the Gulf of Martaban in the south and Ayeyarwaddy Region in the west.

The site is an irregularly-shaped land parcel (16°46' 50.84" N/96° 09'31.58" E (northeast corner) and 16° 46'46.58" N/96°09'23.38" E (southwest corner)) with an area of approximately 38,000 m2 (3.9 hectares). The site is a built-up area comprising a number of existing buildings, namely, the PYN, FMI Centre, Grand Mee Ya Hta Executive Residence, Zawgyi House, two residential brick buildings, parking areas and a variety of smaller structures associates with the existing site (see Figure 1).

Topography

Based on the data obtained from the topography survey, the site is relatively flat, with a gentle downward slope from the northeast boundary (RL+10.97 m) to the southwest (RL+7.75 m).

Geology

Information regarding the general geology of the Project site and its surrounding areas will be obtained from the following sources:

- Potential Seismicity of Yangon Region (Geological Approach), Hla Aung, Advances in geosciences, Vol. 26: Solid Earth, 2010.

- Yangon River Geomorphology Identification and its Environmental Impacts Analysis by Optical and Radar Sensing Techniques, Aung Lwin and Myint Khaing, International Archives of the Photogrammetry, Remote Sensing and Spatial Information Sciences, 2012.

Soil

The underlying soil type at the Project site and its surroundings is characterized as the Meadow and Meadow Alluvial Soil. Meadow soil is soil which occurs near the river plains with occasional tidal floods, is non-carbonate and usually contain large amounts of salt. Both materials mainly comprise silty clay loam and neutral soil where they are rich in available plant nutrient.

Hydrogeology

Yangon is rich in groundwater resources conserved by unconsolidated Tertiary-Quaternary deposits. In Yangon, groundwater is mostly extracted from Valley filled deposits and Ayeyarwaddy sandstones.

Hydrology

The Project site lies along the catchment of the Pazundaung River which flows east of the site in a southerly direction to converge into the Yangon River. The Yangon River (also known as the Rangoon River or Hlaing River) is formed by the confluence of the Pegu and Myitmaka rivers and flows into the Gulf of Martaban which is part of the larger Andaman Sea.

Climate and Meteorology

Yangon has a tropical monsoon climate under the Koppen climate classification system. The city typically experiences a distinct rainy season from the month of May through to October where a substantial amount of precipitation occurs; and dry season which commences from November and ends in April. During the course of a year, average temperatures show some variance with average highs ranging from 26°C to 36°C and average lows occurring between 18^{0}C and 25^{0}C.

Natural Hazards

Myanmar is exposed to multiple natural hazards including cyclones, earthquakes, floods and fire. It has been periodically hit by natural disasters. Recent major disasters are as follows:

- Cyclones Nargis, 2008 which led to the loss of 84,537 human lives, 53,836 persons missing and damage to property up to approximately 4.1 billion USD;

- Cyclone Mala, 2006 led to the loss of 37 lives;

- Indian Ocean Tsunami, 2004 claimed 61 lives; and

- Taungdwingyi Earthquake (Magnitude: 6.8 Richter scale), 2003 led to the loss of seven lives.

Biological Environment

As previously described, the Project site is a built-environment and the species of flora surveyed at the site are native species not uncommon to the Yangon area. There were no protected species or species of conservation value identified. Common birds which have become adapted to the urban environment can be observed throughout the year.

Socio-Economic Environment

The current population of Yangon is 5.14 million making it the largest city in Myanmar followed by Mandalay. The population of Yangon represents 12 percent of the national population and approximately 22 percent of the country's gross domestic product (GDP). Yangon was the capital of Myanmar until 2005.

The industrial structure in Yangon Region consists of the processing and manufacturing sector (37 percent); trade sector (25 percent) and services sector (24 percent).

Further proposed baseline requirements are shown below on Table 4.

Table 4: Proposed Baseline data collection activities

STUDY MODULES	SCOPE AND COVERAGE	METHODOLOGY
PHYSICAL ENVIRONMENT		
1. Geology	Topography/ Geology; Identification of hazards and hazard zoning; Associated risks/impact identification and assessment.	Field mapping and review of geologic reports.
2. Soils and Land Use	Characterization of soil types and condition in relation to existing and potential use; Land productivity/suitability.	Review of secondary data.
3. Meteorology and Air/Noise Quality	Secondary Data for :Climate/rainfall data, wind directions, noise Primary Data for: air pollution (PM 10,PM 2.5), Noise	Noise meter; High volume air sampler; Secondary meteorological data; Gas bubbler

Biological Environment		
Flora and Fauna	Vegetation and wildlife characterization in terms of presence of ecological significant flora and faunal population	Opportunistic Listing, Rapid Biological Investigation (RBI) and secondary data gathering;
Socio-Economic Environment		
	Socio-institutional and cultural studies including population, demographic profile, health, education, livelihood and income, women; awareness and perception about the project	Perception survey using focused-group discussions; Secondary data; Consultation meetings

6 PRELIMINARY ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT

Thorough study of the project description along with underlying environmental conditions of the project site helped to determine potential environmental impacts with the project implementation. In the proposed Landmark project, preliminary impact identification and assessment of the degree of impacts were conducted for construction phase, operation phase, and decommissioning or closure stage. In terms of developing scoping and Terms of Reference (TOR), the preliminary findings will serve as guidance for the ESIA to be able to narrow down the scope of work and concentrate on the fundamental areas of interests. Scoping was carried out by competent consultants in consultation and discussion of the project with the project engineers and design architects.

6.1 Methodology and Approach

After screening the scale of the project, it was determined that an ESIA needs to be performed for the project to meet Myanmar's regulatory requirement. The ESIA requirement led to the preliminary scoping exercise involving construction phase inclusive of demolition activities, operation phase, and decommissioning phase of the project. Thorough evaluation of the project's phases, conceptualization and identification of pollution sources in each phase, estimation of the degrees of pollution levels while balancing with the proponent's planned practices, and developing mitigation measures were involved in the scoping exercise.

In addition to identification and assessment of impacts, the scoping exercise helped in determining which baseline data to be collected and what receptors to be focused for the studies. Monitoring frequency for the issues were developed in accordance with the results of the scoping exercise. Based on these results, Terms of Reference (TOR) have been developed and will be described in the consecutive section.

The scoping report was drafted by the EIA consultants and the proponent reviewed it before submission to the Environmental Conservation Department of MOECAF.

6.1.1 Scoping

For this scoping report, the proposed project's planned stages, equipment and materials to be employed, labour policies, standard operation procedures, health and safety standards, traffic management procedures, environmental safeguard matters, performance management, and pollution control mechanisms were preliminarily evaluated.

Construction Phase

The construction phase includes demolition activities prior to the initiation of construction as well. The structures that have been identified for demolition will be removed prior to the construction activities. All demolition debris will be managed and removed from the site.

In the construction phase, establishing temporary management facilities, demolition and site clearing, transportation of materials and machinery, piling and excavation work for foundation establishment, infrastructure and utility development, construction of building structures, offsite

improvements for traffic improvement, landscape and revegetation, and conservation work are involved in the plan.

In terms of construction equipment, piling rigs, bulldozer, excavators, cranes, hauling and transportation trucks, and concrete batching plant will be employed for the activities. Cement, reinforced bars, structural steel, stag pole, sand, gravel, plywood, ceiling and roofing materials, and water will become fundamentally required materials for the construction.

During the construction phase, soil erosion from demolition and site cleaning, site preparation and earthworks, superstructure works, and infrastructure development would be the fundamental sources of adverse impacts on the water quality. Contribution from surface runoff from material stockpile and rain events can be expected. In addition, the project also considers generation of sewage from the temporary sanitary facilities on-site despite the fact that these will not be directly disposed.

For environmental impacts, air pollution from vehicle and equipment activities together with dust generation, noise and vibration pollution, wastewater and waste generation together with increase in traffic were envisaged to be medium level. Significant amount of debris will be generated from the demolition and site clearing processes.

Odor is not anticipated from any activities in the project. Long term soil contamination will not be expected at the project site despite the fact that the soil has been disturbed several times by the previous development activities.

An analysis of the construction activities indicates that the main source of construction vibration will be associated with demolition of buildings. Construction vibration sources will be dominated by demolition activities associated with the Grand Meeyahta and the FMI Centre. To reduce the cumulative vibration impacts, the demolition activities will be carried out in phases staggered to avoid cumulative vibration impacts. The use of backhoe mounted hydraulic breakers will be the focus of the vibration assessment. Other associated construction machineries such as dump truck and mobile cranes are about 10-12 dB lower in the L_v value and hence only the breaker will be assessed. In walkover surveys, a couple of vibration sensitive receivers (VSRs) based on their proximity to the project site were identified. The VSRs includes the heritage building and the church.

Operation Phase

Air Quality, Noise, and Vibration

In complete agreement with IFC's EHS Guidelines, due to the nature of hospitality operations, very minimal impacts on air quality, noise, and vibration can be anticipated from vehicular sources, emergency generators, and food processing operations.

Main source of electricity supply will be from Ahlone Township's national power grid main distribution station. The total electricity demand for the project is 75,541,990 kWh/year. A total of 18 Backup power generators will be installed at the following locations in preparation for power disruptions.

- PYN: 2 x 1000kW (1250 kVA);
- Retail Podium: 4 x 2000kW (2500kVA) and 2 x 1600kW (2000 kVA);
- Tower 1: 2 x 2000kW (2500 kVA);
- Tower 2: 2 x 1600kW (2000 kVA);

- Tower 3: 1 x 1280kW (1,600 kVA) and 2 x 640kW (800 kVA); and
- Tower 4: 1 x 1280kW (1,600 kVA) and 2 x 640kW (800 kVA).

As these are reserved for emergency backup power supply, no significant pollutions in terms of air quality and noise and vibration is anticipated. Food processing operations will generally use electrical or gas processors.

Water Supply

Water supply demand for the whole project is expected to be 374,000 m^3 per year and primarily, it will be from groundwater. The municipal water supply will be reserved as secondary water supply. Twelve of 100 mm diameter boreholes with pumping capacity of 3.2 m^3/hour each are planned to be installed for the primary water supply. However, extraction of groundwater will be limited to a maximum of 12 hours per day as per Committee for Quality Control of High-rise Building Projects (CQHP) code.

Waste Management

Solid waste is envisaged to be mainly composed of domestic wastes. These wastes will be segregated and stored at a waste storage. A licensed firm from YCDC will be contracted for proper final disposal. The operation does not envisage generating a significant amount of hazardous wastes. However, any containers for chemicals and other cleaning agents even though insignificant in volume will be deemed as hazardous and treated as such. These will be properly disposed with the assistance from YCDC.

Conservation

Very limited presence of biodiversity have been observed in the middle of the built commercial hub of Yangon. The project will relocate temporarily and transplant these trees in the project site if possible. The remaining vegetation that will be cleared as part of the construction activities will be cut into manageable sizes and options for on-site composting will be considered. Restoration of the heritage building will be conducted with the input from Yangon Heritage Trust, organization promoting restoration and preservation of heritage buildings in Yangon.

Decommissioning Phase

The project's life span is anticipated to be at least 50 years. However, the project's infrastructures' integrity will be aimed to outlast much longer than the anticipated lifespan. The project's management does not envision that all these infrastructures would cease to be utilized after the anticipated lifespan.

Table 5: Preliminary Impact Assessment of the proposed project

Environmental Resources	Impact Per Phase of the Proposed Project		
	Demolition	Construction	Operation
Physical			
1. Air Quality	Increased dust levels	Increased dust levels	No expected emission
2. Topography	Modification of landforms	Modification of landforms	Restoration/ rehabilitation of damaged areas/lands
3. Soils	Soil erosion and siltation Soil erosion Soil Contamination	Soil erosion and siltation Soil erosion Soil Contamination	No expected impact
4. Noise	Increased noise levels	Increased noise levels	Increase in number of vehicles likely to increase noise level
5. Land Use	Change in land use	Change in land use	Urban renewal from new structures and preservation of heritage structures
6. Waste Generation	Increased construction and debris from demolition activities	Increased construction and waste generation	Increased Municipal Solid and sewage waste.
7. Traffic	Increased movement of heavy machine1ries in and around the proposed project site	Increased movement of heavy machineries in and around the proposed project site	Increase in volume of vehicular activity within and around the project
BIOLOGICAL ENVIRONMENT			
1. Terrestrial Flora	Area is built up with minor landscaping from previous use – no impact	No impact, removal of plants used in the landscaping from previous use	Landscaped garden, may use indigenous species
2. Terrestrial Fauna	Urban birds and rodents may become attracted to the activities – no significant impact	Urban birds and rodents may become attracted to the activities – no significant impact expected	Urban birds may become attracted to the newly landscaped area
HUMAN (SOCIO-ECONOMIC) ENVIRONMENT			
1. Population	Migration of workers	Employment generation	Employment generation

Environmental Resources	Impact Per Phase of the Proposed Project		
	Demolition	Construction	Operation
2. Employment	Provide employment	Employment generation	Employment generation
3. Livelihood	Displacement of livelihood	Increase in livelihood opportunities	Increase in livelihood opportunities

As a part of the initial scoping exercise based on Myanmar EIA rules and regulations and IFC and Asian Development Bank safeguards, a list of potentially adverse impacts on the environment and social sectors with relevance to the project were identified. The key issues associated with the proposed project include the followings:

- Conservation of the existing cultural heritage building (PYN);
- Potential soil erosion, site runoff and water pollution, air quality degradation, dust radiation, noise, vibration, and traffic impedance in the construction phase;
- Wastes management and debris removal including hazardous materials management during the demolition at the beginning of construction phase;
- Health and safety issues in all phases of the project;
- Air and water pollution concerns in operation phase;

These are the initial findings from the preliminary assessment of the proposed project. New issues will be updated during the conduct of ESIA for the project.

Initial Mitigation Measures

In order to minimize impacts from air pollution, noise, vibration, dust radiation, wastewater, and soil degradation together with waste and traffic issues defined in the identification of impacts, following initial mitigation measures are included in the project's implementation plans.

- Regular watering of general site areas and construction aggregate stockpiles will be done to control fugitive dust generation.
- Ensuring that all hard-standing areas and access roads within the site are subjected to dust suppression measures (e.g. dampening surface);
- Excavated soil will be properly stored in an empty area under cover and will be utilized to refill and to revegetate the landscape. Excavation will be carried out in just in advance of the sequence to shorten the time of soil disturbance.
- Enclosures and covers will be erected not only to deter fugitive dust but also to block noise and vibration resulting from the projective activities.
- Traffic control and management programs and procedures will enhance efficiency and restrict unnecessary trips.
- Vehicles operating within the Project site and especially within the construction works area will adhere to speed limits not exceeding 10 km/hr. (equivalent to 6.21 miles/hr.).
- Open burning on the site premises is strictly prohibited. All construction spoil must be transported to appropriate disposal sites by licensed contractors.

- Sub-contractors will also have to adhere to the project's environmental management plans.
- Proper drainage will be installed and the water will be treated as appropriate.
- Noisy equipment and noisy activities will be kept as far away from the noise sensitive receptors (NSR) as possible.
- Temporary and/or permanent drainage conveyance systems will be installed immediately following the site preparation works.
- General construction spoil will be recycled on site as much as possible. For example, construction aggregate materials may be considered as possible backfill material.
- Construction traffic will avoid the peak traffic hours and adhere to YCDC limitations on vehicle size during specified hours of the day.

These are the initial mitigation measures. Detail and complete mitigation measures will be developed and added to the list as they emerge in the processes of performing ESIA.

With the identification of potential sources of pollution, measurements of air quality and noise level, water quality assessments, and the state of soil conditions together with traffic studies will be the emphasis of studies for the EIA.

The proposed format for the environmental social and management plan in the upcoming EIA is shown in the table below.

Table 6: Environmental and Social Management Plan

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
Air Quality (Construction Phase)				
Air Quality (Operational Phase)				
Vibration (Construction Phase)				
Vibration (Operational Phase)				
Noise (Operational				

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
Phase)				
Water Quality (Construction Phase)				
Water Quality (Operations Phase)				
Soil and Groundwater (Construction Phase)				
Soil and Groundwater (Operations Phase)				
Non - Hazardous Waste Management (Construction Phase)				
Hazardous Waste Management (Construction Phase)				
Non Hazardous and Hazardous Waste Management (Operational Phase)				

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
Cultural Heritage (Construction Phase)				
Cultural Heritage (Operational Phase)				
Landscape and Visual (Construction Phase)				
Landscape and Visual (Operational Phase)				
Traffic and Transportation (Construction Phase)				
Traffic and Transportation (Operational Phase)				
Compliance with Labor Standards (Construction and Operations Phase)				
Health and Safety (Construction				

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
Phase)				

7 PROPOSED CONSULTATION FOR THE PROJECT'S SCOPING

The following are the proposed scoping activities for the proposed project;

Table 7: Proposed stakeholders' engagement activities (Sandy and Tessa to comment on this list)

Category	Description
Government Authorities	MOECAF and ECD
Government Authorities	Yangon Regional Government (through High-rise Inspection Committee)
Government Authorities	YCDC
Government Authorities	Ministry of Rail Transportation and Myanma Railway
Government Authorities	Ministry of Construction
Government Authorities	Myanmar Fire Services Department
Government Authorities	Myanmar Oil and Gas Enterprise
Government Authorities	Department of Archaeology, National Museum and Library
Government Authorities	Yangon Electricity Supply Board, and Electrical Inspection
Other Parties – NGO	Yangon Heritage Trust (YHT)
Other Parties – Government Representative	CQHP
Other Parties – Hotels & Tourism	Sule Shangri-La Hotel
Other Parties – Hotels & Tourism	Central Hotel
Other Parties – Hotels & Tourism	Bogyoke Aung San Market Management
Other Parties – Businesses	Junction City Development Co. Ltd.
Other Parties – Businesses	Sakura Tower
The General Public	St. Gabriel's Church Union [Congregational] Management
The General Public	Sri Kamichi Hindu temple
The General Public	Chulia Dargah Mosque
The General Public	Neighbourhood communities in Pabedan and Dagon townships
The General Public	Shops/Restaurant owners on Bogyoke Aung San Road

The project has estimated following potential impacts on these receptors:

- Minor increase in traffic congestion
- Temporary landscape and visual impacts during the demolition and construction phase
- Restricted public access to the heritage building
- Insignificant disruption in the neighborhood communities' daily activities
- Air quality and noise issues
- Labour management, discrimination, and gender equality issues
- Health and safety issues.

The project management deems that more stakeholders' engagements should be considered in the upcoming ESIA process. The project plans to conduct stakeholder engagement such as focus group discussion with the neighbouring communities, Bogyoke Aung San Market communities, and the Church, Hindu and Muslim religious groups in the vicinity. The outcomes of the stakeholders' engagement sections will be incorporated both in the project planning and in the ESIA.

8 CONCLUSIONS AND RECOMMENDATIONS

By nature of the hospitality business, the project's socio-economic benefits significantly outweigh the insignificant or negligible environmental impacts. However, the project's construction phase may result in some short term negative environmental and social impacts. With the project's sincere commitments to preserve, if not enhance, the existing environment and inform the public on their efforts in incorporating environmentally sustainable principles in the project design planning, the project has committed in minimizing the impacts arising from the different project phases.

In order to ensure the project's performance and to keep its commitments in check, the project undertakes to:

- Conduct air quality, noise and vibration level, and water quality investigations for establishment of pre-existing baseline levels
- Perform traffic study in easing the potential increase in vehicular volume
- Develop and execute comprehensive environmental safeguard programs and procedures and

Escalate stakeholder engagement and information activities. In addition to the undertakings, the project will later prepare an Environmental and Social Management System. (ESMS). This will serve as a Guidance in implementing the environmental and social measures for the life of the project.

For the Environmental monitoring it is recommended to conduct regular monitoring and inspection starting from the demolition of existing structures up to the commissioning as will be reflected in the Environmental Management Plan and Environmental Monitoring Programme. This shall be reviewed annually based on the results of the monitoring, the parameters to be monitored and the frequency can be revised after the completion of construction activities.

8.1 Terms of Reference for the ESIA Study

With the findings from the scoping process, the emphasis for environmental and social mitigation measures should commence at the demolition and construction phases of the project. First, air, noise, vibration, and water quality surveys will be conducted to establish existing environmental baseline data. The data resulting from the baseline surveys will help in measuring inputs of discharges and emission levels stemmed out of the project's activities. Traffic study will also be conducted to find solution for potential increase in vehicular volume and movement in the already congested commercial area. As the project area is located in an already built environment within the busy commercial hub of Yangon, biodiversity survey will not be relevant. Some of the areas have been landscaped from previous residential and commercial use.

In the ESIA process, more detailed measures to minimize construction phase impacts will be developed. Together with these thorough mitigation measures, regular monitoring programs in air quality, noise level, and water quality will ensure the performance standards of the project. Monitoring frequency will be higher in the construction phase and will be gradually reduced after commissioning to an annual regular monitoring in the operation phase. The EMP of the ESIA will specify parameters and frequency requirements and responsible party for monitoring in compliance to the existing regulations.

The project has made a number of policy and program consultations with the relevant government administrative departments and agencies. In addition, the project disclosed its plan to the public in a newspaper advertisement and with information bulletins. The project incorporated the inputs from the church in a focus group discussion, in the close vicinity of the project and modified the project implementation plans. Most importantly, the project engaged with directly affected groups involving the employees, tenants, and customers of the existing buildings within the project site.

Despite already having a number of consultations and engagements, the project plans to carry out separate stakeholder consultation meetings with neighbourhood communities, the commuters, the Hindu temple community, Bogyoke Aung San Market management and its parties, and the tourist operators. Their concerns and inputs will be again incorporated and consolidated in the planning process of the project. Public issues and concerns will be considered and addressed in agreement with the sectors that may be potentially affected by the project activities and operation.

The project will also establish a mechanism for the various stakeholders to express their views on the project to inform the Project Owners/Operators on their feedback and as a source of information to continuously improve on the project. The mechanism will also be responsible for receiving public complaints and grievances and handling those to seek solutions (Grievance Mechanism). All these developments will also be documented in the social components of the ESIA. The outline of TOR (as per **Environmental Impact Assessment Procedure 6th draft - of 27 October 2014)** is described as follows:

TOR for EIA – Table of Contents

1.0 Executive Summary

2.0 Introduction

2.1 Presentation of the Project Proponent / Project developer

2.2 Presentation of the Environmental and Social Experts

2.3 Presentation of other experts (Health and Traffic)

3.0 Policy, Legal and Institutional Framework

3.1 Corporate Environmental and Social Policies (if applicable)

3.2 Policy and Legal Framework, including existing laws and rules, other related environmental law and rules, International Conventions, Treaties and Agreements, and international standards, guidelines

3.3 Institutional Framework

3.4 Project's Environmental and Social Standards

3.5 Health Standards for Projects with Health Impacts

4.0 Project Description and Alternative Selection

4.1 Project Background

4.2 Project Location, overview map and site layout maps

4.3 Comparison and Selection of Alternatives

4.4 Description of the Selected Alternative(s) by project phase (pre-construction, construction, operation, decommissioning, closure and post closure)

5.0 Description of the Surrounding Environment

5.1 Setting the Study Limits

5.2 Methodology and Objectives

5.3 Physical Components including topographic maps, water resources map, geology maps, soil maps hydrology / hydrogeology data and maps, environmental quality data and climate data

5.4 Biological Components including biodiversity maps, vegetation cover maps

5.5 Socio-Economic Components including land use maps, population distribution, maps of other socio-economic indicators

5.6 Cultural Components including maps with location of cultural, historical, and religious importance

5.7 Visual Components including landscape and three dimensional models

6.0 Impact and Risk Assessment and Mitigation Measures

6.1 Impact Assessment Methodology

6.2 For each Project phase (demolition, construction, operation and decommissioning) identify potential physical, biological, social, socio-economic, health, cultural, and visual impacts; this shall include identification of potential impacts on climate change such as greenhouse gas emissions and loss of carbon sinks or stocks, and identification of impacts of climate change on the Project based on available climate change predictions from designated national authorities or international scientific research bodies; and develop mitigation measures, assess Residual Impacts and prepare a comprehensive monitoring plan

6.3 Relevant maps in proper scale clearly indicating the location of sources of Adverse Impacts, images, aerial photos, satellite images, the areas, people, assets or features impacted, sensitive habitats, vulnerable areas or settlements and the nature of the impacts

7.0 Cumulative Impact Assessment

7.1 Methodology and Approach

7.2 Cumulative Impact Assessment

8.0 Environmental Management Plan

8.1 Project Description

8.2 Project's Environmental, Social and, where relevant, Health Policies and Commitments, legal requirements and institutional arrangements

8.3 Summary of Impacts and Mitigation Measures

8.4 Management and Monitoring Plans by Project phase Pre-Construction, Construction, Operation and Decommissioning, closure and post-closure

8.4.1 Content of each Sub-Plan Objectives

8.4.1.1 Legal Requirements

8.4.1.2 Overview maps and site layout maps, images, aerial photos, satellite images

8.4.1.3 Management Actions

8.4.1.4 Monitoring Plans

8.4.1.5 Implementation Schedule

8.4.1.6 Responsibilities

8.4.2 Management and Monitoring Plans (Examples)

8.4.2.1 Thematic Sub-Plans: Noise, waste, air quality, odor, chemicals, water quality, erosion and sedimentation, biodiversity, occupational and community health and safety, cultural heritage, employment and training

8.4.2.2 Site Specific Sub-Plans

8.4.3 Emergency Plan

8.4.4 Public Consultation and Disclosure

9.0 Public Consultation and Disclosure

9.1 Methodology and approach

9.2 Summary of consultations and activities undertaken

9.3 Results of Consultations

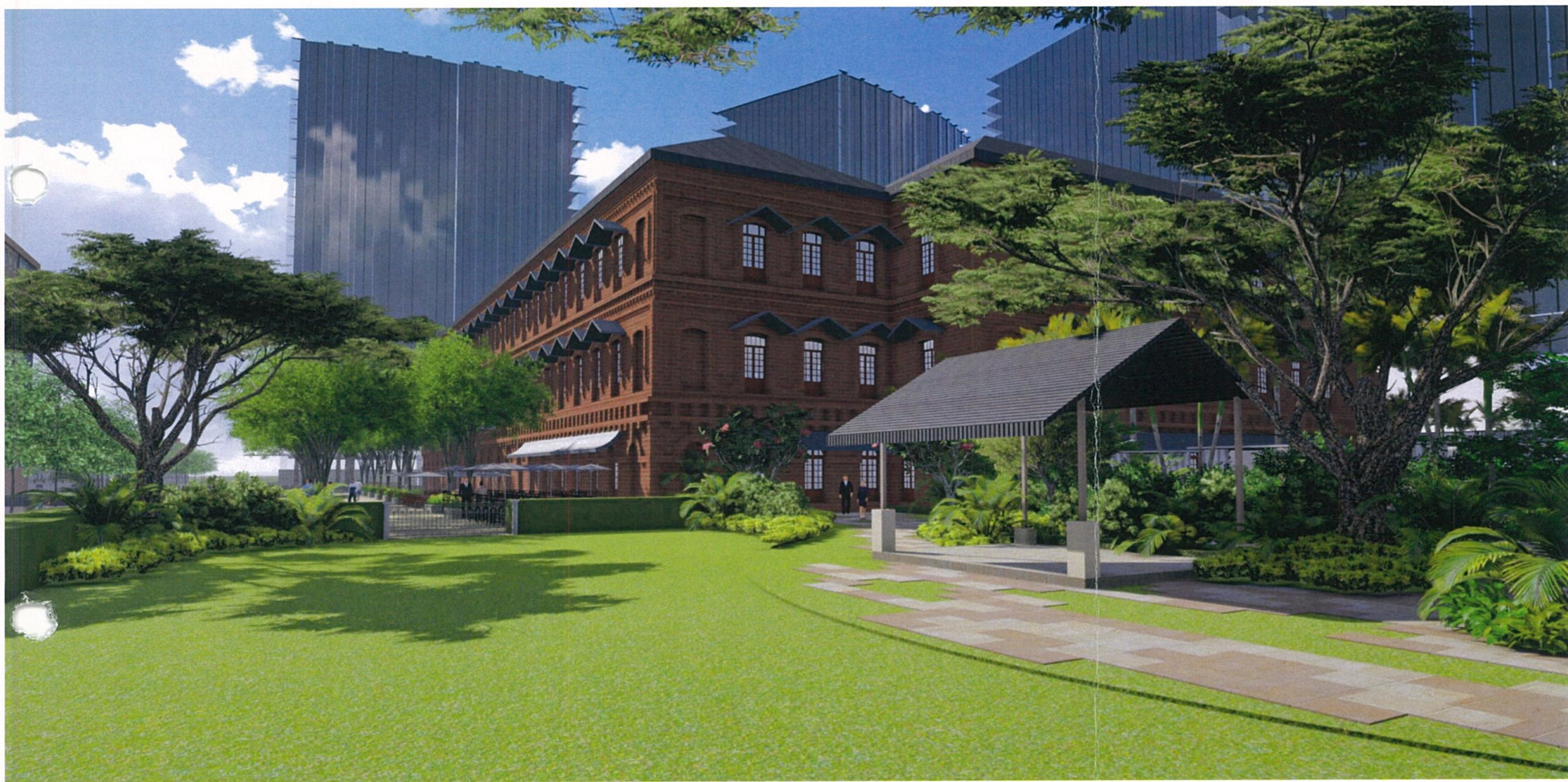
9.4 Further ongoing Consultations

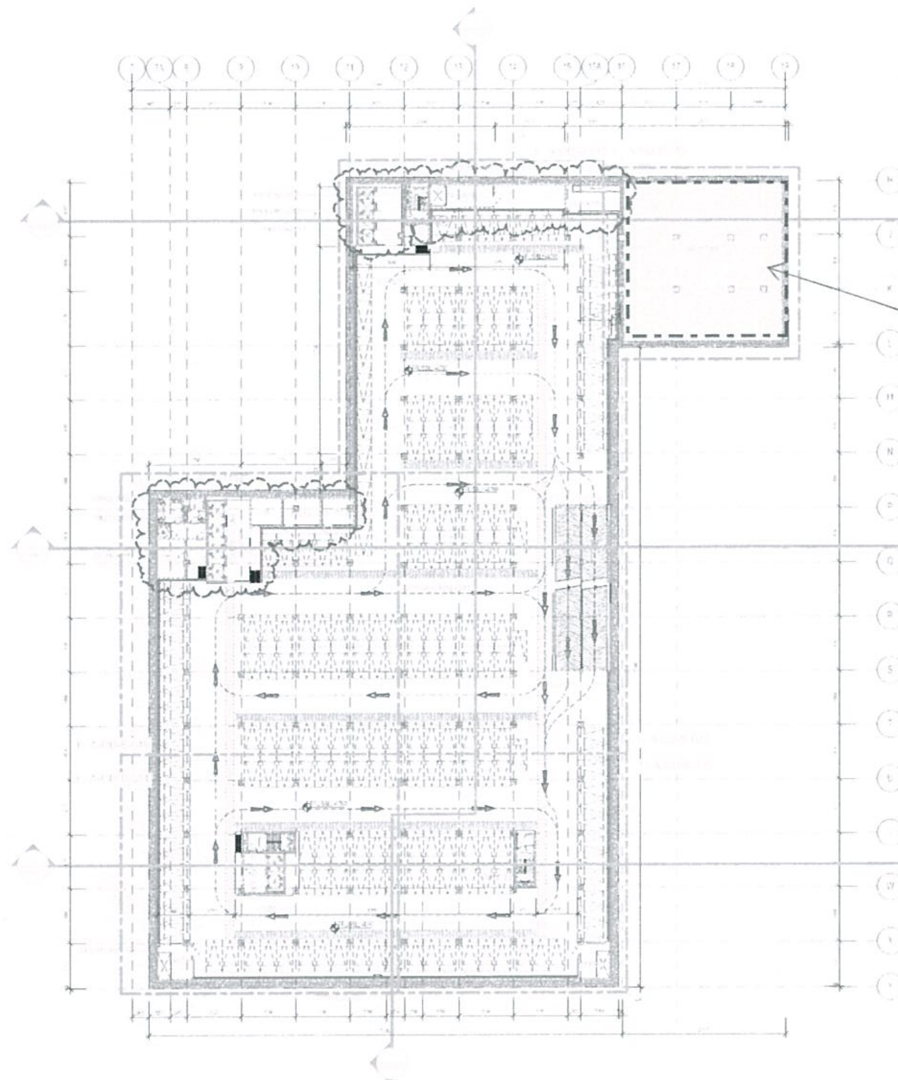
9.5 Disclosure


BOGYOKE AUNG SAN ROAD
SULE









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1 4TH BASEMENT FLOOR PLAN

FOR DESIGN DEVELOPMENT

THE PENINSULAYANGON

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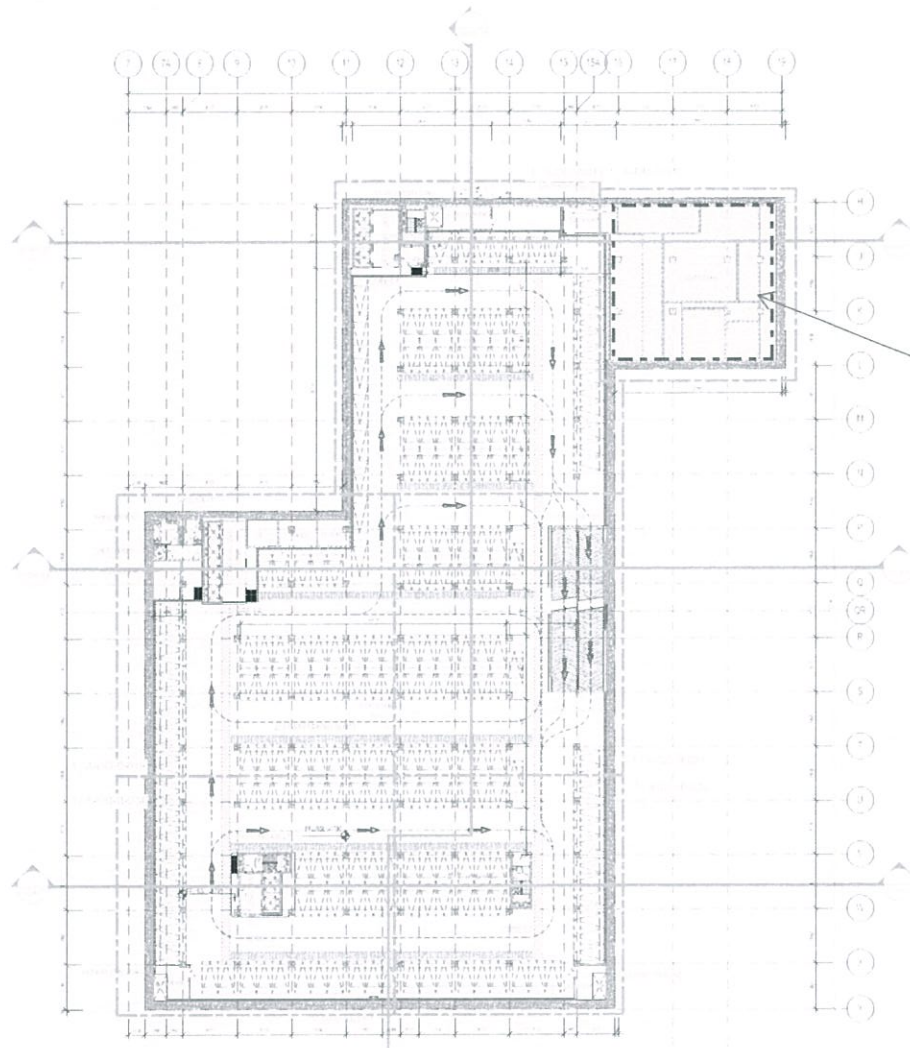
Location Plan:

BASEMENT & PODIUM

4TH BASEMENT -SETTING OUT PLAN

Date 29-01-2016

A-DD-B-010



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1 3RD BASEMENT FLOOR PLAN

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Developer / Owner









Principal Architect

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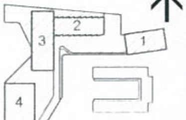
Quantity Surveyor





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Location Plan



Discipline/Sub-Discipline

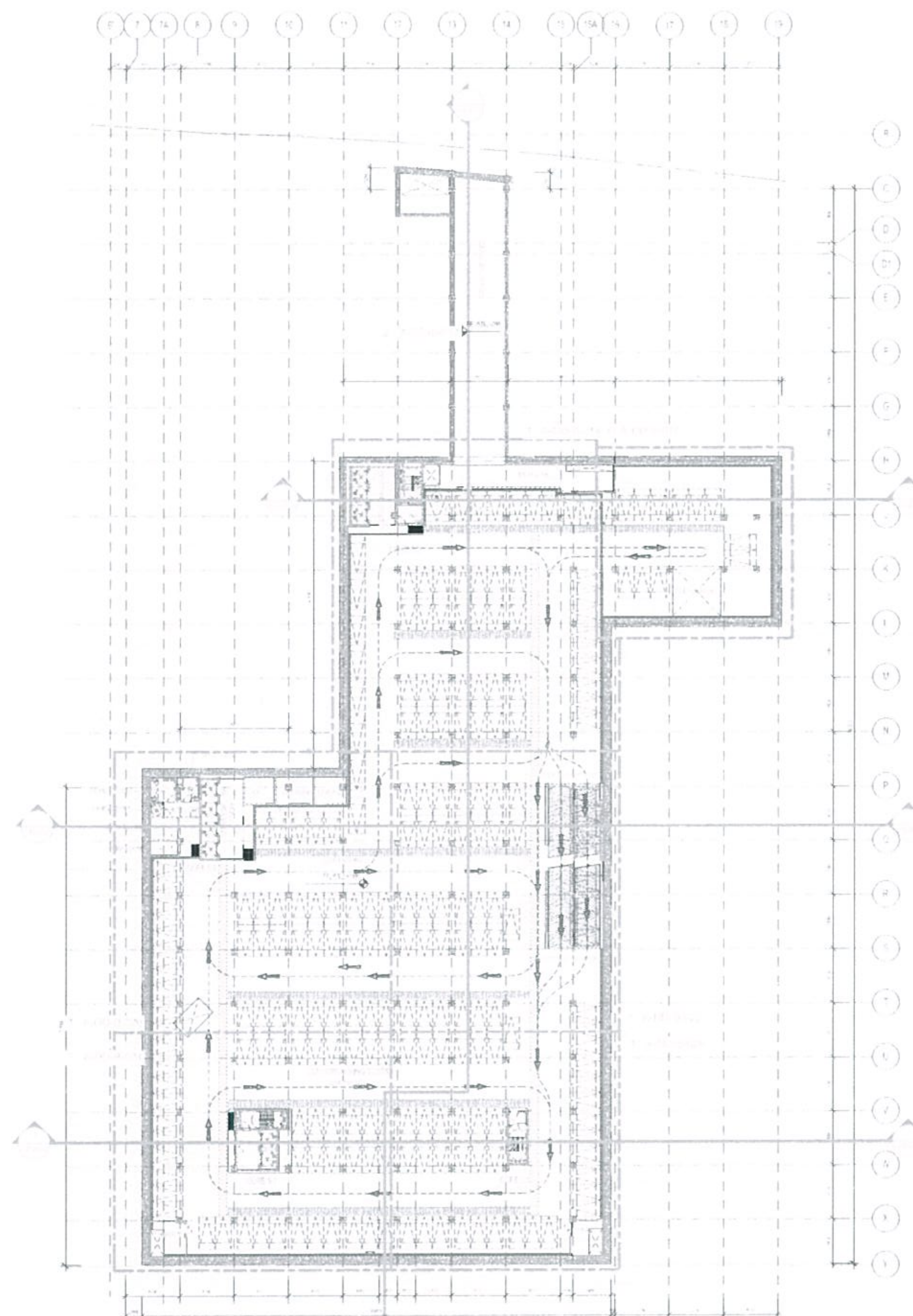
BASEMENT & PODIUM

Drawing Name

3RD BASEMENT -SETTING OUT PLAN

Date 29-01-2016

Sheet No A-DD-B-011



1 2ND BASEMENT FLOOR PLAN
1:400

Legend	
(dashed outline)	SHARED
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No.	Description	Date
	Revision 1	

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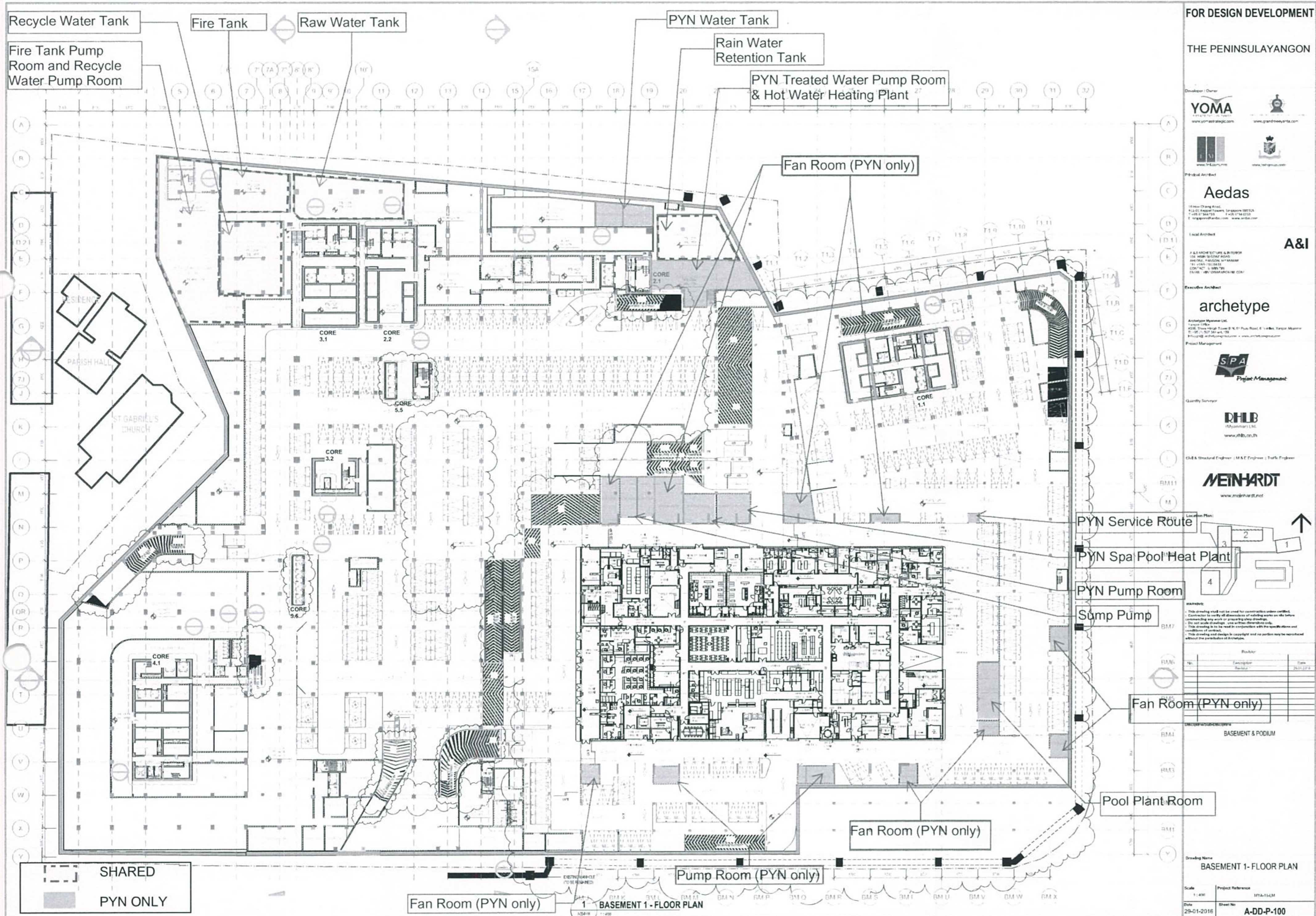
BASEMENT & PODIUM

Drawing Name

2ND BASEMENT -SETTING OUT PLAN

Scale	Project Reference
1 : 400	MYA-15-LM

Date	Sheet No
29-01-2016	A-DD-B-011



Recycle Water Tank
Fire Tank
Raw Water Tank
Fire Tank Pump Room and Recycle Water Pump Room
PYN Water Tank
Rain Water Retention Tank
PYN Treated Water Pump Room & Hot Water Heating Plant
Fan Room (PYN only)
PYN Service Route
PYN Spa Pool Heat Plant
PYN Pump Room
Sump Pump
Fan Room (PYN only)
Pool Plant Room
Fan Room (PYN only)
Pump Room (PYN only)
Fan Room (PYN only)
SHARED
PYN ONLY
CORE 3.1
CORE 2.2
CORE 2.1
CORE 5.5
CORE 3.2
CORE 5.6
CORE 4.1
CORE 1.1
ST GABRIEL'S CHURCH
PARISH HALL
1 BASEMENT 1 - FLOOR PLAN
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BASEMENT & PODIUM
BASEMENT 1- FLOOR PLAN
29-01-2016
A-DD-P-100

Diesel Fuel Storage (Shared plant space separate system)

LPG Storage Tank (shared space,separate system)

Transformer Room and Generator Room (MRB only)

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1 LEVEL 01 - FLOOR PLAN
1 : 400

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Location Plan

Discipline/Sub-Discipline

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Drawing Name

LEVEL 01- FLOOR PLAN

Scale 1 : 400

Project Reference MYA-15-LM

Date 29-01-2016

Sheet No A-DD-P-101

CORE 5.1

CORE 3.1

CORE 2.2

CORE 2.1

CORE 1.1

CORE 3.2

CORE 5.8

CORE 4.1

SEISMIC JOINT

COURTYARD

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1 LEVEL 02 - FLOOR PLAN

1 : 400

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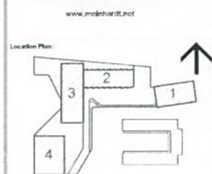
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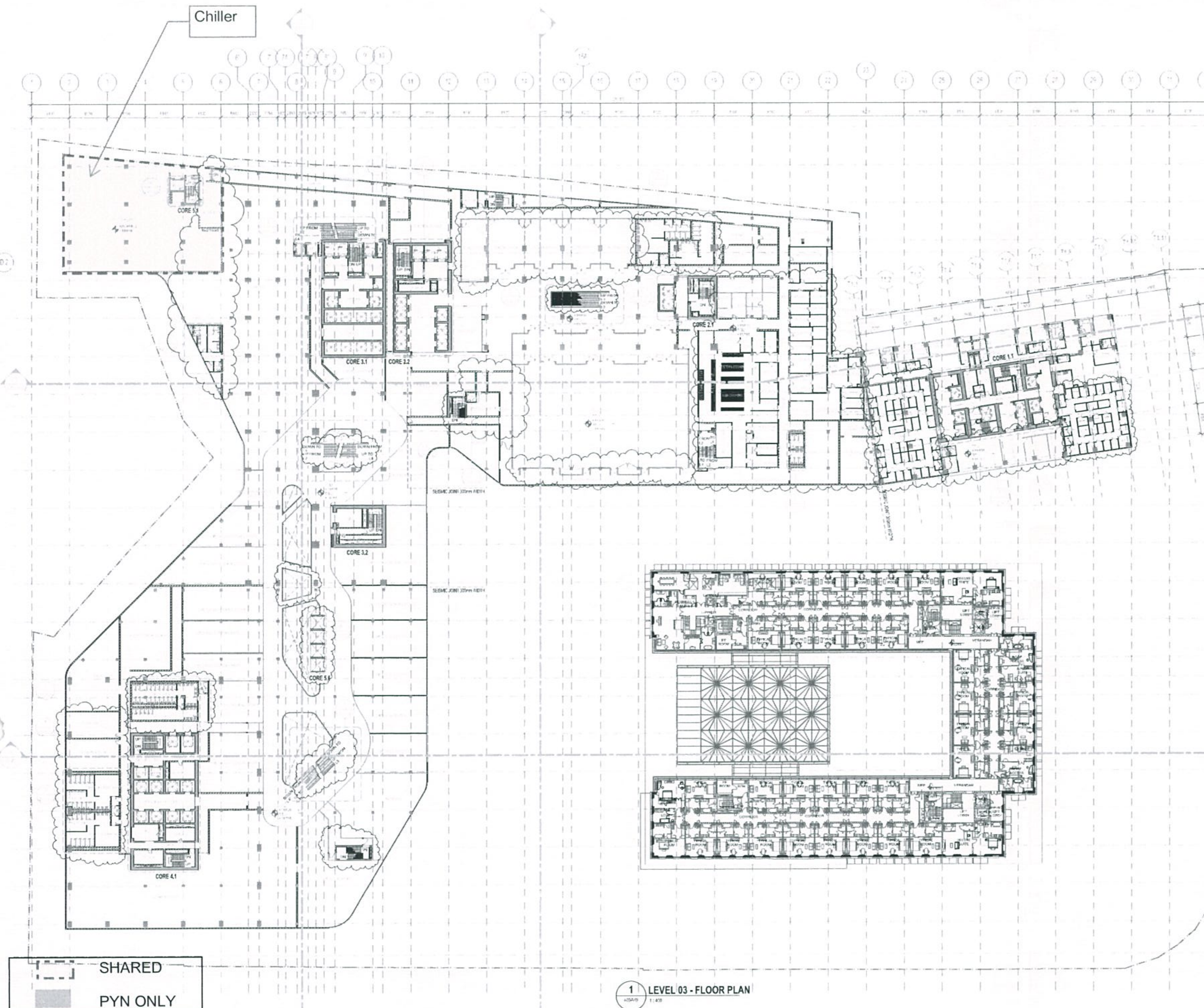
Discipline/Sub-Discipline

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Drawing Name

LEVEL 02- FLOOR PLAN

Scale	Project Reference
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Date	**Sheet No**
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Location Plan

1 2 3 4

Discipline/Sub-Discipline

BASEMENT & PODIUM

Drawing Name

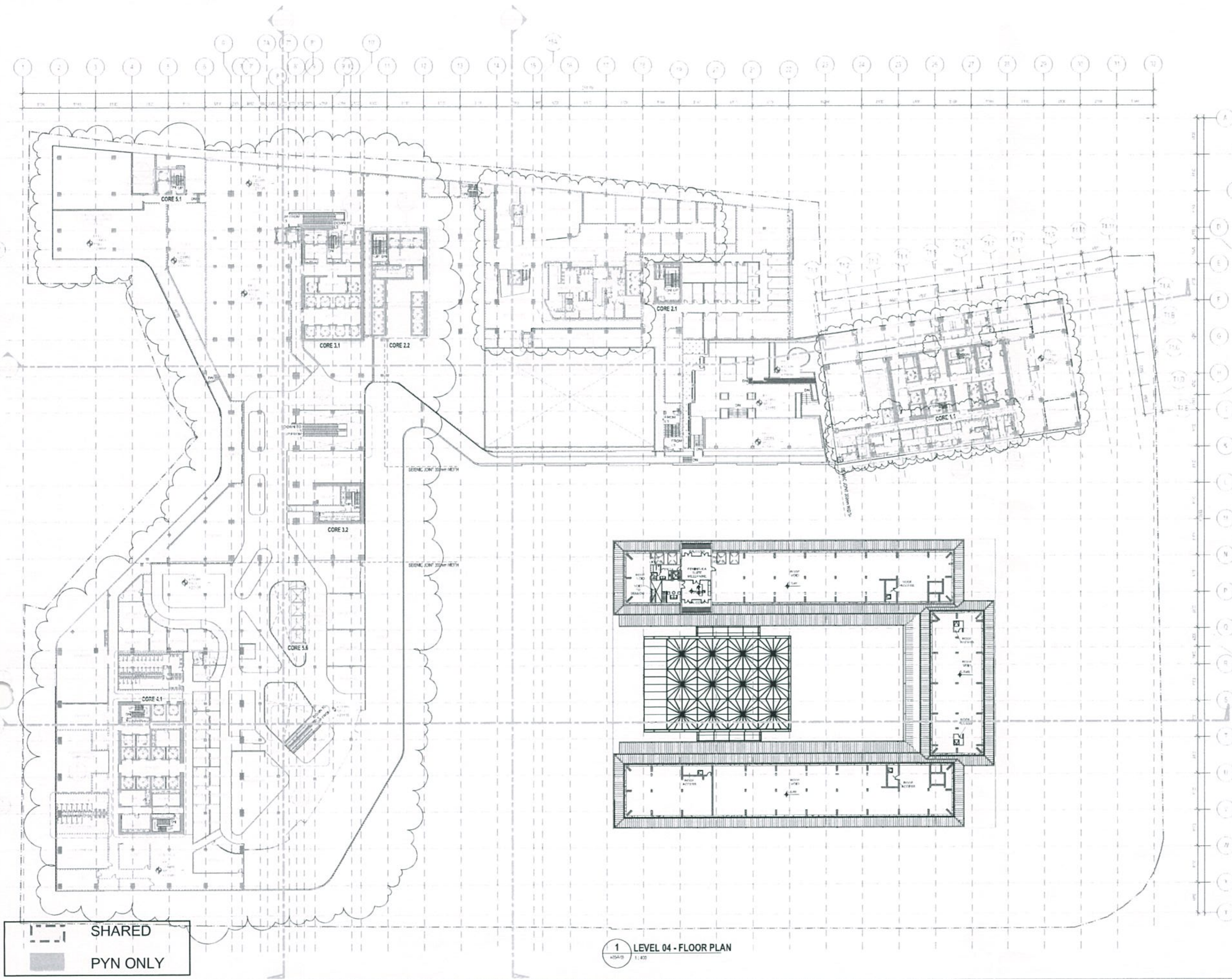
LEVEL 03- FLOOR PLAN

Scale: 1 : 400

Project Reference: MYA-YGLM

Date: 29-01-2016

Sheet No: A-DD-P-103



1 LEVEL 04 - FLOOR PLAN
1 : 400

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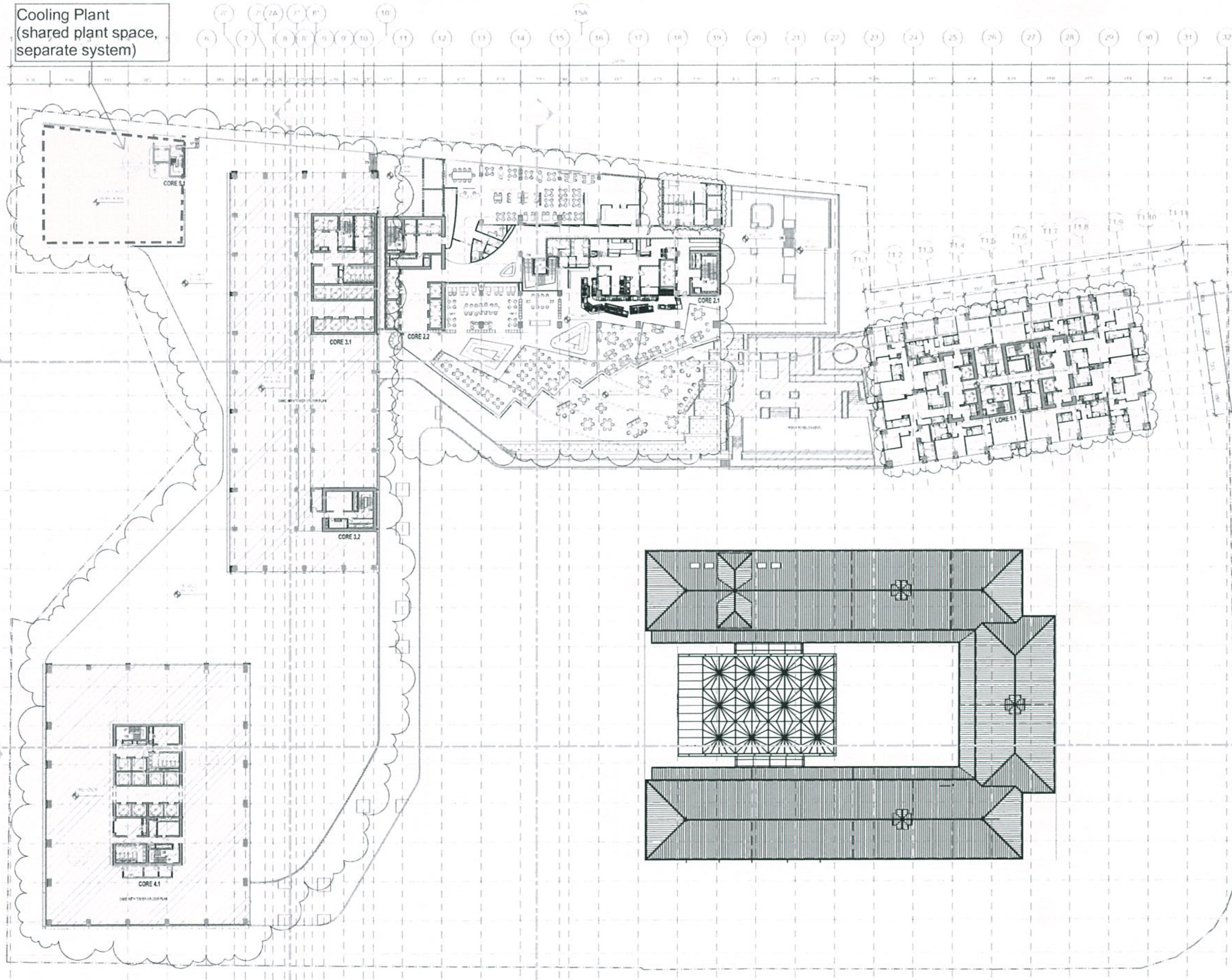
Discipline/Sub-Discipline

BASEMENT & PODIUM

Drawing Name

LEVEL 04- FLOOR PLAN

Scale	Project Reference
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29-01-2016	A-DD-P-104



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1:400

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Location Plan:

1 2 3 4

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-	Revision	[illegible]

Discipline/Sub-Discipline

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Drawing Name

LEVEL 05- FLOOR PLAN

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29-01-2016	A-DD-P-105

FOR DESIGN DEVELOPMENT

THE PENINSULA YANGON

Shared plant space

Satellite Dishes
(PYN only)

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1 ROOFTOP LEVEL

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KEY PLAN

NOTES

REVISION

No.	Description	Date

Discipline/Sub-Discipline

MARK PETROVIC

MARK PETROVIC

CARLOS CUENCA

HOANG TUAN ANH

CHECKED BY

DESIGN BY

Drawing Name

GENERAL ARRANGEMENT PLAN
TOWER
ROOFTOP LEVEL

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	Sheet No	Rev
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EXECUTION COPY

Dated 28 January 2014.

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(2) YOMA STRATEGIC INVESTMENTS LTD.

(3) FIRST MYANMAR INVESTMENT CO., LTD.

(4) SERGE PUN & ASSOCIATES (MYANMAR) LIMITED

(5) PENINSULA YANGON HOLDINGS PTE. LIMITED

(6) THE HONGKONG AND SHANGHAI HOTELS, LIMITED

(7) YOMA STRATEGIC HOLDINGS LTD.

Shareholders Agreement

relating to

PENINSULA YANGON HOLDINGS PTE. LIMITED

INDEX

SHAREHOLDERS AGREEMENT

AGREEMENT dated the 28th day of January 2014.

PARTIES:

(1) **PENINSULA INTERNATIONAL INVESTMENT HOLDINGS LIMITED**, a company incorporated in British Virgin Islands whose registered office is at P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands ("**PIIHL**");

(2) **YOMA STRATEGIC INVESTMENTS LTD.**, a company incorporated in Singapore whose registered office is at 78 Shenton Way, Singapore 079120 ("**YOMA**");

(3) **FIRST MYANMAR INVESTMENT CO., LTD.** of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar ("**FMI**");

(4) **SERGE PUN & ASSOCIATES (MYANMAR) LIMITED** of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar ("**SPA**");

(5) **PENINSULA YANGON HOLDINGS PTE. LIMITED**, a company incorporated in Singapore whose registered office is at 9, Battery Road, #15-01, Straits Trading Building, Singapore 049910 (the "**Company**");

(6) **THE HONGKONG AND SHANGHAI HOTELS, LIMITED**, a company incorporated in Hong Kong, a Special Administrative Region of the People's Republic of China, whose registered office is at 8th Floor, St. George's Building, 2 Ice House Street, Central, Hong Kong ("**HSH**"); and

(7) **YOMA STRATEGIC HOLDINGS LTD.**, a company incorporated in Singapore the shares of which are listed on the main board of the Singapore Stock Exchange (Stock Code: Z59), whose registered office is at 78 Shenton Way, Singapore 079120 ("**YSH**"),

collectively the "**Parties**" and each a "**Party**".

WHEREAS:

(A) SPA holds 100% direct and indirect interests in MIHL, which holds the leasehold and development rights to a site located at 372 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar ("**Site 1**").

(B) SPA, through its subsidiary, Yangon Land Co., Ltd, holds the leasehold and development rights to a site next to Site 1 which is located at 380 Bogyoke Aung San

Road, Pabedan Township, Yangon, Myanmar ("**Site 2**").

(C) SPA intends to develop Site 1 and Site 2 into a mixed-use development comprising hotels, condominium building, service apartment complex, office towers and a retail podium. In view of the proposed development, SPA submitted an application to the Government Authorities to supplement the existing land leases for Site 1 and Site 2 such that the term of those leases shall be extended to 50 years from the date of the approval, with two options to extend for a ten-year period each (the "**Master Lease**").

(D) YSH had on 19 November 2012 entered into a conditional sale and purchase agreement for the acquisition of an 80% interest in MIHL (the "**Proposed MIHL Acquisition**"). One of the conditions to completion of the Proposed MIHL Acquisition is the issuance of the Master Lease on terms acceptable to SPA and YSH. Under the conditional sale and purchase agreement, YSH and SPA agreed that their respective interests in MIHL may be held by their nominees. Accordingly, upon completion of the Proposed MIHL Acquisition, YOMA, a wholly-owned subsidiary of and the nominee for YSH, will hold 80% interest in MIHL and FMI, the nominee of SPA, will hold the remaining 20% interest in MIHL. Mr. Serge Pun @ Theim Wai beneficially holds more than 50% of the issued share capital in both SPA and FMI.

(E) MIHL is a foreign investment company incorporated in Myanmar. Its principal activities are that of (i) investment holding and (ii) property development.

(F) Immediately prior to the execution of this Agreement, PIIHL is the sole shareholder of the Company and details of the Company are set out in *Schedule 1*.

(G) YOMA and FMI desire to participate in a joint venture with PIIHL by subscribing for new Shares pursuant to *Clause 3.1* (PIIHL, YOMA and FMI shall each be referred to as a "**Shareholder**" or collectively as "**Shareholders**") in accordance with and subject to the terms and conditions of this Agreement.

(H) The Shareholders desire to enter into this Agreement for the purposes of regulating their relationship with each other as Shareholders and regulating, as between them, the aspects of the affairs of the Company and its Subsidiaries.

(I) SPA desires to enter into this Agreement principally to undertake to transfer all (and not some) of its shares in MIHL to YOMA and FMI, in the proportion of 80% and 20% respectively, upon completion of the Proposed MIHL Acquisition and subject to the approval of the MIC.

(J) HSH desires to enter into this Agreement to guarantee the performance of PIIHL's obligations under this Agreement.

(K) YSH desires to enter into this Agreement to guarantee the performance of YOMA's obligations under this Agreement.

NOW IT IS HEREBY AGREED AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION

1.1 In this Agreement (including the recitals), the following expressions shall have the following meanings except where the context otherwise requires:

"Affiliate"
means, with respect to any person, any third party that (i) directly or indirectly, through one or more intermediaries, Controls such person; (ii) directly or indirectly, through one or more intermediaries, is Controlled by such person, or (iii) is under direct or indirect common Control with such person;

"Agreed Development Budget"
means the budget for all of the costs of redevelopment and construction of the Building and Property into the Hotel, as agreed by the Parties to be US$110 million (one hundred and ten million US dollars);

"Applicable Percentage"
means a Continuing Member's percentage shareholding in the Company relative to all other Shares held by all of the other Continuing Members

<u>*Illustration*</u>

Applicable Percentage of a Continuing Member = (A/100- B) x 100,

whereas A/100 is the percentage shareholding of the Continuing Member in the Company and B is the percentage shareholding of the Transferor (as described in Clause 13.3) in the Company;

"Approval Conditions"
has the meaning ascribed thereto in *Clause 2.1(e);*

"Amended Conditions"
has the meaning ascribed thereto in *Clause 2.1(e);*

"Articles"
means the memorandum of association and articles of association of the Company, and where the context permits, the memorandum and/or articles of association or bye-laws (as the case may be) of any other Group Company, in each case, in a form that is agreed between the Shareholders and as restated or amended from time to time;

"Auditors"
means the auditors for the time being of the Group Companies;

"Balance of the Complex"
has the meaning ascribed thereto in *Clause 12.1*;

"Branded Residences Agreements"

means the suite of residences agreements to be entered into between MIHL, SPA and Peninsula Yangon Hotel Management Holdings Pte. Limited and/or their respective Affiliates in relation to the Residential Facilities within the Complex, including the residences management agreement, the residences sales and marketing agreement, the residences royalties agreement and the technical services agreement;

"Board"

means, unless specified to the contrary, in respect of any Group Company, the board of directors of that Group Company;

"Building"

the building situated on the Site which constituted the former headquarters of The Burma Railway Company;

"Business"

has the meaning ascribed thereto in *Clause 4.4*;

"Complex"

means the mixed-use development to be constructed on the Site consisting of the Hotel, the Residential Facilities, a business hotel and executive serviced apartment building, two office buildings, a retail podium, automobile parking facilities and support facilities;

"Conditions Precedent"

has the meaning ascribed thereto in *Clause 2.1*;

"Continuing Member"

has the meaning ascribed thereto in *Clause 13.3*;

"Control"

means, with respect to a company, partnership or any other entity having a separate legal personality, the authority whether exercised or not, to control its business and affairs, which authority shall be presumed to exist upon possession of beneficial ownership or power to direct more than 50% of the voting rights attributable to the shares of the controlled company or to control the composition of the board of directors and, with respect to any person other than a corporation, the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of such person;

"Cost Agreement"

means the agreement to be entered into by, among other parties, YOMA Group and PIIHL with respect to the allocation of and adjustments on the costs of redevelopment and construction of the Building and Property into the Hotel, including any excess over the Agreed Development Budget;

"Deadlock"

has the meaning ascribed thereto in *Clause 16.1*;

"Deadlock Notice"
has the meaning ascribed thereto in *Clause 16.2*;

"Defaulting Shareholder"
has the meaning ascribed thereto in *Clause 21.1*;

"DMC"
has the meaning ascribed thereto in *Clause 8.3*;

"Emergency Shortfall"
has the meaning ascribed thereto in *Clause 5.6*;

"Emergency Required Amount"
has the meaning ascribed thereto in *Clause 5.6*;

"Encumbrance"
means any option, right to acquire, right of pre-emption, mortgage, charge, pledge, lien, hypothecation, title retention, right of set off, counterclaim, trust arrangement or other security or any equity or restriction (including without limitation, any prohibition or restriction imposed under the Companies Act (Chapter 50 of Singapore));

"event of default"
has the meaning ascribed thereto in *Clause 21.2*;

"Fair Market Value"
means the fair market value of the Hotel as derived from the most current semi-annual report by an independent valuer appointed by HSH and published in HSH's annual and interim reports;

"Final Account of the Project"
means the final account to be issued by the quantity surveyor in relation to the Total Development Cost for the Project and as approved by, among others, YOMA Group and PIIHL in accordance with the Cost Agreement;

"Force Majeure"
means an exceptional event or circumstance (i) which is beyond the control of YOMA Group or its Affiliates, (ii) which YOMA Group or its Affiliates could not reasonably have provided against and, (iii) which, having arisen, YOMA Group or its Affiliates could not reasonably have avoided or overcome. Force Majeure may include, but is not limited to, exceptional events or circumstances of the kind listed below, so long as conditions (i) to (iii) above are satisfied:

- war, hostilities (whether war be declared or not), invasion, act of foreign enemies,

- rebellion, terrorism, revolutions, insurrection, military or usurped power, or civil war,

- riot, commotion, disorder, strike or lockout by persons other than the contractor's personnel and other employees of the contractor and subcontractors

- munitions of war, explosive materials, ionising radiation or contamination by radio-activity, except as may be attributable to the contractor's use of such munitions, explosives, radiation or radio-activity, and

- natural catastrophes such as earthquake, hurricane, typhoon or volcanic activity.

"Government Authorities"
means any governmental body, ministry, authority, supervisory or regulatory body, department or unit, for which any consent, approval clearance, permit, licence, filing is to be obtained in connection with this Agreement, including but not limited to, MIC and the Company Registration Office;

"Group Companies"
comprise:-

(a) the Company, and

(b) any existing or future direct or indirect Subsidiary of the Company, including PYL,

and **"Group Company"** shall mean any such company;

"Guaranteed Maximum Yoma Project Cost" or **"GMPC"**
means the agreed budget for the construction and completion of the Yoma Managed Works, which shall be agreed by YOMA Group and PIIHL in the Cost Agreement;

"Hotel"
means a luxury hotel with ancillary properties, collectively known as "The Peninsula Yangon", to be re-developed from the Building or otherwise constructed within the Property on the Site, as shown in the plans of the Property attached in *Schedule 3* to this Agreement;

"Hotel Management Agreement"
means the hotel management agreement in relation to the operation of the Hotel to be entered into between PYL and a Subsidiary of HSH, the final form of which is attached in *Schedule 7* of this Agreement and the terms of which shall not be amended save where so required to fulfil any regulatory requirements imposed by any Government Authorities, agreed to by the Parties in writing;

"HSH Proxy"
means Peninsula Yangon Holdings (BVI) Limited, an Affiliate of HSH

incorporated in the British Virgin Islands, which shall hold 0.1% of the shares in PYL on trust for the Company;

"Indemnified Party"
has the meaning ascribed thereto in *Clause 25.1*

"Indemnifying Party"
has the meaning ascribed thereto in *Clause 25.1*;

"Independent Valuer"
means an independent third party valuer jointly appointed by the Shareholders;

"Initial Consultancy Cost"
has the meaning ascribed thereto in *Clause 5.2*;

"Initial JV Cost"
has the meaning ascribed thereto in *Clause 5.1*;

"Initial Project Cost"
means all costs, expenses and fees actually incurred or to be incurred by (i) the Company and (ii) any Group Company in connection with costs relating to (a) the acquisition of the interests under the Title Documents which is US$15 million, and (b) the Agreed Development Budget which is US$110 million, the agreed aggregate amount of which is US$125 million;

"International Marketing Agreement"
means the international marketing agreement in relation to the international marketing services to be provided by a Subsidiary of HSH to PYL, the final form of which is attached in *Schedule 8* of this Agreement and the terms of which shall not be amended save where so required to fulfil any regulatory requirements imposed by any Government Authorities to be agreed between the Parties;

"Long Stop Date"
means 31 March 2015 or such other date to be mutually agreed amongst the Parties in writing;

"MEP Dedicated Area"
means the area on the Property designated for mechanical, electrical, plumbing and engineering equipment for PYL on a dedicated basis, as shown in red and marked "(MRB only)" in the attached area plan in *Schedule 3* and as amended and adapted from time to time and taking into account the dimensions and measurements set out therein;

"MIC"

means the Myanmar Investment Commission;

"MIC Permit"

has the meaning ascribed thereto in *Clause 2.1(d)*;

"MIHL"

means Meeyahta International Hotel Limited, a company incorporated in Myanmar whose registered office is at FMI Centre, Levels 10 and 11, Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar;

"MRB Site"

means the land within the Site on which the Building was erected, which after re-development shall include the Hotel itself and any surrounding land area and improvements thereon that is closely associated with the Hotel, as marked within the red line and shaded in yellow in the attached area plans named "MRB- Ground Floor Plan" and "MRB-Basement One Plan" in *Schedule 3*;

"Myanmar"

means the Republic of the Union of Myanmar;

"offer"

has the meaning ascribed thereto in *Clause 13.3*;

"offer period"

has the meaning ascribed thereto in *Clause 13.3*;

"Operating Term"

means the term of operation of PYL as shall be approved by the relevant Government Authorities and as specified in the MIC Permit to be issued to PYL by MIC, as may be extended pursuant to (a) the terms of the MIC Permit and (b) Title Documents, in each case subject to applicable laws;

"Other Agreements"

means the Hotel Management Agreement, the International Marketing Agreement, the Service Mark Licence Agreement and the Technical Services Agreement, and such other agreements mentioned in any of the above agreements and such other agreements as the Board of the Company shall determine from time to time but shall exclude the Cost Agreement and the Branded Residences Agreements;

"Peninsula Standards"

means the quality standards of the Hotel, interior, FF&E, operating equipment, operating supplies as prescribed in HSH's Standards and Specifications – Design Standards Binders for Peninsula Hotels, including those related to the installations of the Peninsula's in-room technology system which is proprietary to HSH, and such other standards issued by HSH from time to time, and in the context of the mechanical, electrical, plumbing and engineering ("**MEP**") systems for PYL, including the standalone MEP

systems for the Building, and the standards and specifications contained in the Schematic Design Submission for M&E Services dated 11 December 2013 issued by Meinhardt (Thailand) Ltd.;

"Permitted Transferee"
has the meaning ascribed thereto in *Clause 13.9*;

"Preferential Rate"
has the meaning ascribed thereto in *Clause 5.6*;

"prescribed price"
has the meaning ascribed thereto in *Clause 13.3*;

"Project"
means the entry into the Title Documents, and the redevelopment and construction of the Building and improvements on the Property into the Hotel in conformity with specifications agreed between the Parties and the Peninsula Standards and as contemplated in this Agreement;

"Property"
means (i) the MRB Site together with (ii) the MEP Dedicated Area and those other dedicated areas shaded in blue as amended and adapted from time to time and identified in *Schedule 3*;

"Pun family"
means the group of persons comprising Serge Pun @ Theim Wai and/or any of his immediate family (meaning the spouse and lineal descendants of Serge Pun @ Theim Wai) or any entity in which Serge Pun @ Theim Wai and his immediate family, whether directly or indirectly, has an interest of more than 50%) ;

"PYL"
means Peninsula Yangon Limited, a wholly foreign-owned company to be established as a jointly owned Subsidiary of the Company and HSH Proxy in Myanmar pursuant to applicable Myanmar laws and regulations;

"Reference Rate"
means in relation to any period, means the prime rate for US Dollars published by HSBC Bank USA, New York Branch, at or about 11:00 a.m. (New York time) on the first day of such period in New York plus three percent (3%);

"Residential Facilities"
means the 5-star residential apartment facilities to be constructed and developed within the Site;

"Resolution Period"
has the meaning ascribed thereto in *Clause 16.3*;

"sale notice"
has the meaning ascribed thereto in *Clause 13.3*;

"second notice"
has the meaning ascribed thereto in *Clause 13.5*;

"second offer"
has the meaning ascribed thereto in *Clause 13.5*;

"second offer period"
has the meaning ascribed thereto in *Clause 13.5*;

"second price"
has the meaning ascribed thereto in *Clause 13.5*;

"Second Unaccepted Portion"
has the meaning ascribed thereto in *Clause 13.5*;

"Selling Shareholder"
has the meaning ascribed thereto in *Clause 14*;

"Service Mark Licence Agreement"
means the service mark licence agreement in relation to the service marks to be licenced by a Subsidiary of HSH to PYL, the final form of which is attached in *Schedule 9* of this Agreement and the terms of which shall not be amended save where so required to fulfil any regulatory requirements imposed by any Government Authorities to be agreed between the Parties;

"Shareholders"
means, upon the execution of this Agreement and subscription for Shares in the Company as provided in *Clause 3.1*, PIIHL, YOMA, and FMI collectively and includes any transferee of Shares transferred in accordance with the terms of this Agreement;

"Shareholder Loans"
means any loan made by a shareholder of a Group Company to such Group Company as contemplated by this Agreement, and unless otherwise agreed, is provided by such shareholder in proportion to its shareholding in such Group Company;

"Shares"
means the ordinary shares in the capital of the Company from time to time;

"Site"
means Site 1 and Site 2, which in turn have the meaning ascribed thereto in paragraph (B) of the recitals;

"Statutory Books"

means in respect of a Group Company, to the extent applicable, its registers of shareholders, directors and secretary, transfer and debentures, minute books for directors and shareholders' meetings and any other books or records required to be kept by law;

"Steering Committee"

has the meaning ascribed thereto in *Clause 6.19(a);*

"Sub-Lease Agreement"

means the contract(s) to be entered into by PYL as the lessee and MIHL or such other party as the lessor in relation to the sub-lease and the use of the MRB Site and the completion of the Project as contemplated in this Agreement;

"Subsidiary"

means the subsidiary of a company in accordance with Section 5 of the Companies Act (Chapter 50 of Singapore);

"Substantial Shareholder"

means a shareholder holding at least 5% or more of the shares or equity interest in a company;

"Technical Adviser"

means the technical adviser appointed pursuant to the Technical Services Agreement;

"Technical Services Agreement"

means the technical and design advisory services agreement in relation to the technical services to be provided by a Subsidiary of HSH to the Hotel, the final form of which is attached in *Schedule 10* of this Agreement and the terms of which shall not be amended save where so required to fulfil any regulatory requirements imposed by any Government Authorities to be agreed between the Parties;

"Title Documents"

means the contract(s) or such other instruments to be entered into by PYL as the lessee or grantee and MIHL or such other party as the lessor or grantor in relation to (i) the sub-lease, land development right, and use of the MRB Site as detailed in the Sub-lease Agreement and (ii) the exclusive occupancy and use of, and the rights of access to the MEP Dedicated Area and those other dedicated areas shaded in blue as amended and adapted from time to time and identified in *Schedule 3*, for the purposes of (i) the re-development of the Property and the completion of the Project as contemplated in this Agreement, and (ii) the Business, for the Operating Term, and a "**Title Document**" shall mean any such contract or instrument;

"Total Development Cost"

means the total sum incurred by PYL in the completing the redevelopment and construction of the Building and improvements on the Property into the Hotel in conformity with specifications agreed between the Parties and the Peninsula Standards and as contemplated in this Agreement, the sum of which is to be determined in the Final Account of the Project;

"Transferor"
has the meaning ascribed thereto in *Clause 13.3*;

"Transferor's Loan"
has the meaning ascribed thereto in *Clause 13.3*;

"Transfer Notice"
has the meaning ascribed thereto in *Clause 2.2*;

"Unaccepted Portion"
has the meaning ascribed thereto in *Clause 13.3*;

"US$", "$" or "US Dollars"
means United States dollars;

"YOMA Group"
means YOMA and FMI;

"Yoma Managed Cost"
means the actual amount of costs incurred by the Company or PYL, as the case may be, arising out of or in connection with the execution and completion of the Yoma Managed Works and including all contingency amounts relating thereto; and

"Yoma Managed Works"
means such items of work identified under the heading of "*Yoma Managed Cost*" marked in blue in *Schedule 4* for illustrative purposes, and to be further detailed and particularised in the Cost Agreement.

1.2 In this Agreement any reference to a provision of any legislation includes a reference to that provision as amended, extended or re-enacted from time to time.

1.3 References in this Agreement to Clauses, sub-clauses, paragraphs, Schedules and Appendices are to those contained in this Agreement.

1.4 Headings are inserted for ease of reference only and shall not be taken into account in construing this Agreement.

1.5 Unless the context otherwise requires, words importing the singular number shall include the plural and vice versa, persons shall include bodies corporate and partnerships, references to any gender shall include both genders and the neuter and references to any agreement or other instrument shall be deemed to include references to such agreement or other instrument as varied or replaced from time to time.

2. CONDITIONAL AGREEMENT

2.1 The obligations of the Parties under this Agreement shall be conditional upon the satisfaction of all of the following conditions precedent (each a "**Condition Precedent**"):

(a) the Master Lease being executed by Myanmar Railways of the Ministry of Rail Transportation and MIHL, and approved by the Yangon City Development Committee;

(b) the execution of the Cost Agreement by the parties thereto;

(c) terms of the financing for the Balance of the Complex not in the reasonable opinion of PIIHL encumbering the Master Lease (insofar as it relates to the Sub-Lease Agreement) and the Sub-Lease Agreement, or otherwise materially adversely affecting the interests of PYL in the Title Documents or any of the transactions contemplated under this Agreement;

(d) the obtaining of the written approval, on terms and conditions satisfactory to PIIHL from MIC in respect of a foreign investment proposal to (i) incorporate PYL and any other Subsidiaries of the Company in Myanmar and (ii) engage in the business activities set out in the MIC application submitted by the Company to the MIC ("**MIC Permit**");

(e) if the MIC Permit is approved subject to any conditions, modifications and/or variations of any nature whatsoever (hereinafter referred to as the "**Approval Conditions**") which may be materially adverse to PYL, the Company or both, PYL or the Company may within fourteen (14) days of being notified of the Approval Conditions give written notice to the Shareholders of its objections to the same and thereafter appeal or procure that an appeal be made to the MIC within twenty-one (21) days of being notified of the Approval Conditions. In the event that the appeal to the MIC is rejected or should the application be re-approved with amended conditions (hereinafter referred to as the "**Amended Conditions**") which are not acceptable to PYL, the Company or both, PYL or the Company may within fourteen (14) days of being notified of the Amended Conditions give written notice to the Shareholders of its objections to the same, then this Condition Precedent shall be deemed to be not fulfilled;

(f) the execution of the valid and binding Sub-Lease Agreement and evidence that the Sub-Lease Agreement has been approved by Myanmar Railways of the Ministry of Rail Transportation and endorsed by the MIC;

(g) the obtaining of all requisite planning approvals from the relevant Government Authorities for the Project;

(h) the issuance of a confirmation letter from each of YOMA and FMI to PIIHL confirming that there has been no material adverse change in the

respective financial position or business of YOMA and FMI from that set forth in their respective audited accounts for the financial year ended 31 March 2013;

(i) the satisfaction of PIIHL of the due diligence review of the Building and the Property, such review to include all aspects of the Building and the Property, including, without limitation, the results of examinations, inspections, testing, and or investigations of the Building and the Property performed by consultants appointed by SPA's Affiliates. In connection therewith, YOMA Group shall deliver to PIIHL an environmental impact report and geotechnical report;

(j) the execution of relevant irrevocable powers of attorney by FMI in favour of YOMA to the satisfaction of PIIHL to grant YOMA the power and authority to act for and on behalf of FMI in furtherance of the Business as contemplated in this Agreement;

(k) to the best knowledge of the Parties, none of the directors or Substantial Shareholders of the Parties (including Subsidiaries and Affiliates) is on the Specially Designated Nationals and Blocked Persons List published by the Office of Foreign Assets Control of the United States, as updated from time to time;

(l) each of PIIHL, YOMA and FMI obtaining the requisite approvals from its board of directors to enter into all ancillary agreements to effect the transactions contemplated under this Agreement;

(m) the completion of the Proposed MIHL Acquisition thereby resulting in the total issued share capital of MIHL being held by YOMA and FMI, in an 80% and 20% proportion, respectively;

(n) PIIHL and HSH being satisfied with any changes from the 100% architectural schematic design documentation as submitted by Aedas Pte. Ltd. in November 2013 with respect to the overall planning and design of the Complex so as to complement the environment upon which the Hotel sits; and

(o) the execution of the Branded Residences Agreements by the parties thereto on terms which are satisfactory to PIIHL, and the sales and marketing fee, royalties fee and other fees payable to the relevant subsidiaries or affiliates as designated by HSH being in aggregate 8% of the gross sale proceeds of the Residential Facilities.

2.2 (a) Each of YOMA, FMI, SPA and YSH shall use its best endeavours to ensure the satisfaction of the Conditions Precedent set out in *Clause 2.1(a), (c), (d), (f), (g), (h), (j) and (m)*.

(b) The Company shall use its best endeavours to ensure that satisfaction of the Conditions Precedent set out in *Clause 2.1 (e)*.

(c) All of the Parties shall use their best endeavours to ensure that satisfaction of the Conditions Precedent set out in *Clause 2.1 (b), (i), (k), (l) and (o)* (in respect of itself only).

(d) None of the Conditions Precedent set out in *Clause 2.1 (a), (b), (c), (d), (f) and (m)* may be waived by the Parties.

2.3 If, at any time any Party becomes aware of a fact or circumstance that may prevent a Condition Precedent from being satisfied before the Long Stop Date, it shall immediately notify the other Parties.

2.4 In the event that all of the Conditions Precedent are not fulfilled (or not waived by the Party not responsible for the fulfilment of such condition) by the Long Stop Date, then this Agreement shall cease to have effect except that the Parties' accrued rights and obligations (including those set out in *Clause 25*) shall not be affected and HSH or its Affiliates shall commence and administer the liquidation (which may include, but shall not be limited to, winding up or striking off) of the Company and the Group(s) Companies provided that prior to effecting liquidation process, all outstanding available cash in the Company or any Group Company shall be distributed to the Shareholders in proportion to their shareholdings in the Company or any Group Company, in each case pursuant to applicable laws.

3. SUBSCRIPTION FOR SHARES IN THE COMPANY

3.1 Upon satisfaction of each of the Conditions Precedent in *Clauses 2.1(a), (b) and (m)*:

(a) PIIHL shall subscribe in cash for 699 additional new Shares at a total consideration of US$699, after which PIIHL's shareholding shall be seventy per cent (70%) of the enlarged total issued share capital of the Company;

(b) YOMA shall subscribe in cash for 240 new Shares at a total consideration of US$240 representing twenty-four per cent (24%) of the enlarged total issued share capital of the Company; and

(c) FMI shall subscribe in cash for 60 new Shares at a total consideration of US$60 representing six per cent (6%) of the enlarged total issued share capital of the Company.

3.2 PIIHL shall procure that on receipt of the applications of the Shareholders to subscribe for new Shares in the capital of the Company as provided for in *Clause 3.1*, the Board of the Company shall approve such applications and issue and allot such numbers of new Shares as stated in *Clause 3.1* on the date of this Agreement or as soon as practicable thereafter.

3.3 The new Shares issued and allotted to each of the Shareholders pursuant to this *Clause* 3 shall be fully paid or credited as fully paid and rank pari passu in all respects among themselves.

4. THE BUSINESS AND OBJECTIVES OF THE GROUP COMPANIES

4.1 Each of PIIHL, YOMA and FMI recognises that the arrangements under which the Parties have entered into this Agreement are intended to be of a very long term nature to achieve satisfactory financial benefits.

4.2 FMI acknowledges and agrees that for the duration of this Agreement and for as long as FMI is a Shareholder, it shall defer all shareholder and management decisions of FMI in the running of any Group Company to YOMA. For all intents and purposes, HSH would discuss all matters with YOMA who shall have the irrevocable power and authority to act for and on behalf of FMI with respect to the Group Company and matters contemplated under this Agreement. Unless otherwise stated in this Agreement:

(a) the rights conferred upon YOMA Group shall be exercised on a joint basis and obligations of YOMA Group shall be assumed by both YOMA and FMI on a several basis; and

(b) PIIHL is entitled to deem all communications from YOMA's representatives, whether oral or in writing, to be communications from YOMA Group.

4.3 PIIHL and YOMA Group will cooperate in good faith in the design and development of the Property (including but not limited to the Hotel) and the maintenance of the Property (including but not limited to the Hotel), and work together in a constructive, efficient and mutually trusting manner to promote and develop the Group Companies and the Business. YOMA Group agrees that it will consult PIIHL on a regular basis on the overall planning, design and construction of the Complex throughout the term of the Agreement.

4.4 The principal business of the Company shall be to act as the ultimate holding company of its interest in its Subsidiaries, to oversee their respective businesses and, either itself or through its Subsidiaries, to re-develop the Property and the Building into the Hotel in accordance with the Peninsula Standards and thereafter operate the Hotel in accordance with the provisions contained in this Agreement and the Other Agreements (collectively, the "**Business**").

4.5 The only business of the Company and of the Group Companies shall be the Business, unless otherwise unanimously agreed by the Board of the Company.

4.6 All transactions and dealings between any Group Company and any of the Shareholders or the respective Affiliates of the Shareholders shall be on a fair and equitable basis both as regards the interests of the Shareholders and those of the Group Company.

4.7 Save for the Yoma Managed Works, the Shareholders agree that the Company and all its Subsidiaries shall adhere to and follow the guidelines set out in the "Project Purchasing and Tender Procedures", a copy of which is attached in *Schedule 5*, throughout the entire duration of the Project. In relation to the procurement of

Yoma Managed Works, the Shareholders agree to negotiate a more tailored set of purchasing and tender procedures which shall be included in the Cost Agreement.

5. FINANCE

5.1 It is agreed, as between the Shareholders, that the Company will require funds of US$1,000,000 in cash, to be made available to it in order to fund certain pre-identified and agreed pre-development costs relating to the establishment of the Company and any Group Company ("**Initial JV Cost**"). Upon satisfaction of each of the Conditions Precedent in *Clause 2.1(a,) (b)* and *(m)*, or at such later date as agreed by the Shareholders in writing, PIIHL, YOMA and FMI shall advance to the Company US$1,000 of the Initial JV Cost, in the form of equity pursuant to *Clause 3.1*, and the remaining balance of US$999,000 by way of Shareholder Loans in accordance with the relative proportions set out in *Clause 3.1*.

5.2 (a) Upon the fulfilment of all the Conditions Precedent to the satisfaction of the Parties, PIIHL shall reimburse to YOMA Group a sum representing 70% of:

(i) the amount already paid by YOMA Group and SPA prior to the date of this Agreement; and

(ii) the amount already paid or to be paid by YOMA Group and SPA after the signing of this Agreement,

to various consultants and service providers in relation (aa) to the redevelopment of the Property and/or the Hotel and (bb) to the Complex as a whole but which the Shareholders shall mutually agree to be shared (collectively, the "**Initial Consultancy Cost**").

The relevant consultancy agreements and their associated fees, and the Initial Consultancy Cost under *Clause 5.2(a)(i)* and (ii) shall be mutually agreed by the Parties using their reasonable endeavours and having regard to the in-principle agreement between the Parties on the allocation of costs. YOMA Group and SPA shall promptly following the reimbursement of the Initial Consultancy Cost procure the assignment of the work product of all such consultants and service providers, including but not limited to consultancy agreements, advice, and/or services, and all the rights and benefits of all such work product, to the Company and for the benefit of the Company, in so far as any assignment is restricted, YOMA Group and SPA shall use its best endeavours to procure the same.

(b) For the avoidance of doubt, the Initial Consultancy Cost shall not include the amounts already paid or payable by YOMA Group, SPA or their respective Affiliates to various consultants and service providers solely in relation to the balance of the Complex excluding the Property.

5.3 The Initial Project Cost as agreed between the Parties shall be US$125 million.

The Shareholders agree that the Initial Project Cost shall be funded by the Parties as follows:

(a) the value of the rights under the Title Documents, which has a minimum duration of 50 years with two further options to renew for 10 years per option period, is agreed by the Parties to be US$15 million and shall be funded by the Shareholders in accordance with *Clause 5.4* below;

(b) the costs of redevelopment and construction of the Building and Property into the Hotel, as shown in *Schedule 4* of this Agreement, shall be borne by the Shareholders in accordance with *Clause 5.4* up to the amount of the Agreed Development Budget only. Allocation and funding of the Total Development Cost in excess of the Agreed Development Budget shall be made in accordance with and subject to *Clause 5.4A and* the terms of the Cost Agreement.

5.4 Subject to *Clause 9* and provided that the Yoma Managed Cost has not exceeded the GMPC, if the Board of the Company determines that the Company and/or any Group Company require additional funds in respect of land acquisition costs relating to the Project, development and construction of the Hotel, and for the matters set out in this *Clause 5.4* including expenses to be incurred in relation to the Project for the Operating Term, then the amount that the Board of the Company shall determine to be required shall be provided in the order of:

(a) equity contribution to the Company or any Group Company solely for the purpose of covering the acquisition cost of the rights under the Title Documents, which has an agreed aggregate value of US$15 million in proportion to their shareholdings in the Company. Any equity contribution by a Shareholder shall be made in proportion to its shareholding in the Company at the time. If a Shareholder does not contribute to its portion of any equity contribution for any reason, the remaining Shareholders shall be entitled to subscribe to the capital increase required but not furnished by the declining Shareholder pro rata to their respective shareholdings in the Company, with their percentage shareholding in the Company being increased accordingly;

(b) to the extent available and subject to the determination of the Board of the Company, by means of commercial borrowings by the Company and/or, as appropriate, its Subsidiaries from third parties such as banks or other institutions on commercial terms approved by the Board of the Company. To the extent permitted under law, a mortgage or charge over the Hotel may be given as security for commercial borrowings. Other security shall so far as possible be of a non-recourse nature to the Shareholders. In the event that the Shareholders are asked to provide security to secure commercial borrowings of any Group Company, this shall only be provided on a several basis and in proportion to the Shareholders' shareholdings in the Company. All security to be provided to secure commercial borrowings shall be subject to prior approval by the Board of the Company;

(c) by interest free Shareholder Loans to the Company provided by the

Shareholders in proportion to their shareholdings in the Company, on the terms then agreed which loans shall be counted as equity of the Company for accounting purposes;

(d) if any Shareholder is unwilling or unable to provide such pro rata Shareholder Loans referred to in *Clause 5.4(a)* and *(c)*, for any reason, then each other Shareholder shall, without prejudice to any rights which it or the Company may have, be entitled to provide all or any part of the financing required of but not furnished by the non-contributing Shareholder pro rata to its proportion of shareholdings in the Company (relative to the other Shareholders electing to provide the non-contributing Shareholder's portion of financing). The form of financing shall be advances to the Company, provided, however, that each Shareholder furnishing such financing may elect to subscribe for additional Shares in the Company but only to the extent necessary to cause its percentage participation in the share capital of the Company to be the same as its percentage participation in the total amount of loan capital furnished and to be furnished by the Shareholders immediately after the advances are made pursuant to this *Clause 5* and the Shareholders shall procure that they shall do all things including passing the requisite resolutions, and the non-contributing Shareholder shall waive its right to subscribe and agree to increase the share capital of the Company to allow for the contributing Shareholder to adjust its percentage participation in the Company accordingly. The operation of this clause is illustrated in *Schedule 6A*.

5.4A Guaranteed Maximum Yoma Managed Cost

5.4A.1 YOMA Group and PIIHL shall agree in the Cost Agreement the amount for the GMPC and the standards applicable to each item of Yoma Managed Works and the terms of Cost Agreement shall be consistent with the provisions set out in this *Clause 5.4A*.

5.4A.2 YOMA Group hereby undertakes to manage the cost of executing and completing the Yoma Managed Works. YOMA Group undertakes and guarantees that the cost of executing and completing the Yoma Managed Works shall not exceed the GMPC, which shall be a single lump sum.

5.4A.3 In the event that the Total Development Cost *exceeds* the amount of Agreed Development Budget, and:

(a) the Yoma Managed Cost *exceeds* the GMPC, YOMA Group shall be liable for and shall pay for such additional cost, being the balance of the Yoma Managed Cost in excess of the GMPC ("**Cost Overage**"), and shall indemnify PIIHL (or such Affiliate as it may designate) for any part of the Cost Overage paid directly by PIIHL on behalf of YOMA Group or any sums contributed by PIIHL towards payment of the Cost Overage; or

(b) the Yoma Managed Cost is ***equal to or less than*** the GMPC, YOMA Group shall be entitled to be paid by PIIHL a sum equivalent to the difference between the GMPC and the Yoma Managed Cost.

For the avoidance of doubt, if the Yoma Managed Cost for any work item in the Yoma Managed Works is less than the amount budgeted for such work item, it shall be entitled to increase the budget for another work item in the Yoma Managed Works by the same amount.

5.4A.4 In the event that the Total Development Cost is ***equal to or less than*** the amount of Agreed Development Budget, and:

(a) the Yoma Managed Cost ***exceeds*** the GMPC, YOMA Group shall not be liable for or pay for any Cost Overage. Such additional amount shall be funded and borne by the Company in accordance with *Clause 5.4* of this Agreement; or

(b) the Yoma Managed Cost is ***equal to or less than*** the GMPC, YOMA Group shall be entitled to be paid by PIIHL a sum equivalent to the difference between the GMPC and the Yoma Managed Cost.

5.4A.5 The Total Development Cost shall be determined with reference to the Final Account for the Project. Any amounts payable pursuant to this *Clause 5.4A* shall be paid in such manner as YOMA Group and PIIHL will agree in the Cost Agreement.

5.4A.6 YOMA Group undertakes and warrants that the Yoma Managed Works shall be completed in compliance with:

(a) all applicable codes, regulations or professional standards of pre-agreed societies, institutes, associations and government authorities of Myanmar;

(b) the standards prescribed by the pre-agreed consultants for the Project;

(c) the Peninsula Standards;

(d) other specifications as pre-determined and mutually agreed before undertaking the relevant item of the Yoma Managed Works; and

(e) the laws of Myanmar,

whichever higher standard shall prevail.

5.4A.7 Notwithstanding any reports submitted by the project management company and/or the project directors of the Company, YOMA Group shall provide the following documentation to PIIHL (or such other person as it may designate in writing) at the latter's reasonable request:

(a) detailed monthly progress reports on the execution and completion of the Yoma Managed Works, including the cost and schedule status of the Yoma Managed Works, outline of remedial action plans to meet the project cost and schedule requirements;

(b) construction cost reports on the Yoma Managed Works showing the approved budget, cost committed and paid to date, anticipated cost for each budget line item and variance of each budgeted line item and the total to the anticipated cost; and

(c) summaries of commitments, anticipated items and transfers against the contingency for the Yoma Managed Cost within the GMPC.

5.4A.8 The contingency for the Yoma Managed Cost shall cover without limitation any additional cost arising out of or in connection with fluctuations in material prices or exchange rate and changes in the laws of Myanmar with respect to building regulations and codes, but shall exclude any additional cost arising out of Force Majeure events in relation to the Yoma Managed Works.

5.4A.9 Provided that the Yoma Managed Cost does not exceed the GMPC, and no irregularity or adverse reports have been provided by the project management company or relevant consultant on the standards achieved or to be achieved of the Yoma Managed Works, PIIHL undertakes not to interfere with the funding of and execution and completion of the Yoma Managed Works.

5.4A.10 Nothing in this *Clause 5.4A* shall affect the rights and obligations of YOMA Group or PIIHL as Shareholders of the Company or under the other provisions of this Agreement.

5.5 Subject to *Clause 9*, in the event the Board of the Company determines that the Company or its Subsidiaries shall receive funding in accordance with *Clause 5.4(a), (c)* or *(d)*, the Board of the Company shall issue a call for funding to the Shareholders as applicable in each case within one (1) month after such determination is made. Thereafter, the Shareholders shall have three (3) months to meet their respective funding obligations.

5.6 Notwithstanding *Clauses 5.4* and *5.5*, in order (A) to avoid the occurrence of a material adverse effect on the viability of any Group Company as a going concern including insolvency, (B) to prevent a danger to the public safety or to protect the Property from material damage, or (C) to ensure the continuous operation of the Hotel, the Board may deliver a request to Shareholders of an amount of Shareholders Loans to cover any emergency required amount within a shorter specified time period ("**Emergency Required Amount**"). Such contributions shall be pro rata to the respective shareholdings of the Shareholders. In the event a Shareholder is unable to contribute, then each other Shareholder shall, without prejudice to any rights which it or the Company may have against the non-contributing Shareholder, be entitled to provide all the funds required for and on behalf of the non-contributing Shareholder in an amount pro rata to its proportion of shareholding in the Company (relative to the other Shareholders electing to provide the non-contributing Shareholder's portion of financing) (the additional total amount contributed by the other Shareholders being the "**Emergency Shortfall Amount**"), provided that all Shareholder Loans extended by the contributing Shareholders to cover any Emergency Required Amount shall rank ahead of other Shareholder Loans and distribution shall be repaid out of first available cashflow of the Company.

The non-contributing Shareholder may within three (3) months from contribution date purchase from each contributing Shareholder the Shareholder Loans in the amount of its contribution to the Emergency Shortfall Amount provided that the non-contributing Shareholder shall pay to each contributing Shareholder (i) a sum equivalent to such contributing Shareholders' contribution to the Emergency Shortfall Amount, with interest calculated thereon at a preferential annual rate of interest which is 3.5% higher than the highest rate of interest paid on other Shareholder Loans ("**Preferential Rate**") of the Company. Upon such payment, each contributing Shareholder shall assign the corresponding Shareholder Loan covering its portion of the Emergency Shortfall Amount to the non-contributing Shareholder. If the non-contributing Shareholder is unable to buy back the Emergency Shortfall Amount at the Preferential Rate from the contributing Shareholders within the period specified at the beginning of this paragraph, then each contributing Shareholder furnishing such financing may elect to subscribe for additional Shares in the Company to the extent necessary to cause its percentage participation in the share capital of the Company to increase proportionately to its percentage participation in the total amount of loan capital furnished by the relevant Shareholder immediately after the expiry of the period specified at the beginning of this paragraph and the Shareholders shall procure that they shall do all things including passing the requisite resolutions, and the non-contributing Shareholder shall waive its right to subscribe and agree to increase the share capital of the Company to allow for the contributing Shareholder to adjust its percentage participation in the Company accordingly. The operation of this clause is illustrated in *Schedule 6B*.

5.7 All funds of the Company shall be deposited into such bank account(s) held in the name of the Company as the Board of the Company shall determine. Any amount to be provided by the Company to any of its Subsidiaries shall be provided in the manner and on the terms determined by the Board of the Company, including without limitation by way of contribution to registered capital, subscriptions for additional equity interests or shares, or Shareholder Loans.

6. MANAGEMENT

6.1 The Board of the Company shall consist of not more than six (6) directors, four (4) of whom shall be appointed by PIIHL and two (2) of whom appointed by YOMA Group. By notice given in accordance with *Clause 6.5*, so long as each of (i) PIIHL and (ii) YOMA Group, holds Shares representing not less than 15% of the votes capable of being cast at the general meetings of the Company, such Shareholder shall be entitled to nominate one (1) director to the Board of the Company for every 15% of votes held and shall be entitled to remove any director so nominated and to nominate another or others in his or their places. In the event that the Shareholders' respective shareholding proportions in the Company change, the Shareholders shall thereafter where necessary in accordance with the foregoing, take steps to appoint additional director(s) or cause director(s) appointed by it to resign from the Board of the Company (as the case may be) in accordance with such right of appointment set out in this *Clause 6.1*, and such resignation shall take effect without any liability on the Company for compensation for loss of office or otherwise, except for any entitlements which

have accrued and as are agreed by the Board of the Company up to the date of the resignation. For the avoidance of doubt, YOMA and FMI (together referred to as YOMA Group) shall be viewed as one Shareholder and their Shares are aggregated in numbers only for the purpose of this *Clause 6*. The board composition and board nomination rights set out in this *Clause 6.1* shall apply to all other Group Companies.

6.2 Notwithstanding the generality of *Clause 6.6*, the Board of the Company shall be responsible for overseeing the Project and shall also be responsible for completing the development of the Hotel within the Agreed Development Budget and in accordance with the Cost Agreement.

6.3 During the pre-development and construction phase up until the soft opening of the Hotel, the chairman of the Board of the Company shall be Serge Pun @ Theim Wai and the deputy chairman of the Board of the Company shall be the CEO of HSH. Each Shareholder shall procure that the Board representatives nominated by it shall only act within such powers as approved.

6.4 Upon the soft opening of the Hotel, the chairman of the Board of the Company shall be nominated by PIIHL.

6.5 Any nomination and/or removal made pursuant to *Clause 6.1* shall be effected by notice in writing signed by the Shareholder nominating or removing such director and shall become effective on lodgment thereof at the registered office for the time being of the Company or upon its being produced to a duly convened meeting of the Board of the Company.

6.6 The control and ultimate management of the Company shall lie with the Board of the Company. The directors of the Company shall be entitled to receive and to have access to all information regarding the affairs of the Company and its Subsidiaries.

6.7 Subject to any statutory disqualification, no director of the Company shall be removed during his term of office except by the Shareholder who nominated him provided that the requirements of *Clause 6.1* continue to be satisfied.

6.8 If a vacancy in any directorship of the Company should occur for whatsoever reason, the Shareholder who had nominated such director whose position has fallen vacant shall nominate his replacement.

6.9 A director of the Company may appoint an alternate director in accordance with the Articles and such alternate shall, in the absence of the director who appointed him, be treated for the purposes of this Agreement as if he were that director. If an alternate is also a director of the Company in his own right, he shall be entitled at any meeting of the Board of the Company to cast both his own vote(s) as a director and the vote(s) of his appointor(s).

6.10 Unless all the directors of the Company otherwise agree in writing (in accordance with the Articles), at least seven (7) days' notice shall be given to each director of the Company of each meeting of the Board of the Company which notice shall

contain reasonable particulars of matters to be discussed at such meeting together with all relevant papers for discussion. Minutes of all meetings of the Board of the Company shall be circulated promptly to each director of the Company following each meeting.

6.11 Subject to compliance with all requirements of the applicable law, meetings of the Board of the Company shall take place in Singapore, Yangon or Hong Kong unless otherwise agreed by the Board of the Company. Such Board meetings shall be at such time or times as may be required but in any event (unless otherwise agreed by the Board of the Company) at least four (4) times in each calendar year, on a quarterly basis.

6.12 The quorum necessary to constitute a meeting of the Board of the Company shall be at least three (3) directors of the Company (or their alternates or proxies) present in person including at least two (2) directors nominated by PIIHL and one (1) director nominated by YOMA Group, Provided that if within thirty (30) minutes of the time fixed for a Board meeting a quorum is not present, the Board meeting shall be adjourned for two (2) weeks to the same time and place, when at such adjourned meeting the quorum shall be the same, provided that only matters specified in the original agenda may be discussed and agreed upon at such adjourned meeting.

6.13 Board meetings shall be chaired by the chairman of the Board of the Company. If the chairman is absent from any Board meeting, the directors of the Company present shall appoint another director of the Company nominated by PIIHL to act as chairman for the meeting. At meetings of the Board of the Company:

(a) each director of the Company, if present or by alternate or proxy, shall have one (1) vote; and

(b) all decisions, other than decisions relating to those matters referred to in *Clause 9*, required to be made by the Board of the Company shall be put to the vote and shall be decided by a simple majority vote of the directors present.

6.14 Directors may participate in a meeting of the Board of the Company through the use of a conference telephone, audio-visual conferencing or other telecommunications equipment and such directors shall be considered present in person so long as all directors participating in such meeting can hear one another, without the need for a director to be in the physical presence of the other directors and participation in the meeting in this manner shall be deemed to constitute presence in person at such meeting. The directors participating in any such meeting shall be counted in the quorum for such meeting. Subject to there being a requisite quorum at all times during such meeting, a resolution passed at such a meeting shall be deemed to have been passed at a meeting of the directors held on the day and at the time at which the conference was held and shall be deemed to have been held at the registered office of the Company and, unless otherwise agreed, all the directors participating at the meeting shall be deemed for all purposes of this Agreement to be present at that meeting. The minutes of any such meeting involving the use of conference telephone or other telecommunications equipment

shall be recorded and circulated to all directors within two (2) weeks after such meeting.

6.15 Subject to *Clause 9*, a resolution in writing circulated to all of the directors of the Company for the time being and signed or approved by a majority of the directors, shall be as valid and effectual as if it had been passed at a meeting of the directors duly convened and held. Any such resolution may consist of several documents in like form, each signed by one or more directors. However, in the event that a director appointed by YOMA Group disputes the subject matter of the resolution by sending a written notice to all of the directors of the Company within five (5) days from the date the resolution was circulated, a board meeting shall be called in accordance with this *Clause 6* for the directors to discuss and resolve the disputed matter pursuant to the provisions of *Clause 6*. For the purpose of this *Clause 6.15*, "in writing" and "signed" include approval by electronic mail and facsimile.

6.16 Each of the Shareholders undertakes that none of the director(s) it nominates to the Board of the Company (or his alternate) will exercise his vote or votes, or refrain from exercising his vote or votes, if such exercise or refraining from exercise would prevent the appointment of, or the removal of, a person nominated by another Shareholder as a director of the Company in accordance with the provisions of *Clause 6.1*. Each Shareholder further agrees that it shall do, and cause to be done, all such things as are necessary for the appointment and removal of directors of the Company in accordance with the nominations and directions given by the Shareholders under *Clause 6.5*.

6.17 Other than reimbursements of reasonable expenses incurred, no salary or fees shall be paid to any of the directors of the Company relating to attendance at Board or general meetings of the Company or otherwise in relation to the performance of their duties as directors of the Company.

6.18 The secretary of the Company shall be nominated by majority vote of the Board of the Company and the Shareholders agree to procure the Company to, and the Company shall, promptly appoint or remove (as the case may be) the secretary upon such direction from the Board of the Company.

6.19 Steering Committee

(a) Composition of Steering Committee

The Shareholders agree that a steering committee shall be set up by the Company in which PIIHL and YOMA Group will be represented (the "**Steering Committee**"). The Steering Committee is composed of three (3) members, who shall be nominated as follows:

(i) (A) two (2) individual members are nominated by PIIHL; and

(B) one (1) individual member is nominated by YOMA Group.

(ii) PIIHL and/or YOMA Group may remove a Steering Committee member whom it nominated by giving notice to the Company and the other Shareholder. Any appointment or removal shall take effect on the date on which the notice is received by the Company or, if a later date is given in the notice, on that date.

(b) Meetings of Steering Committee

(i) Meetings of the Steering Committee shall take place in Yangon, Singapore or Hong Kong or by teleconference, or videoconference. Quorum for a meeting of the Steering Committee shall be at least one member appointed by PIIHL and one member appointed by YOMA Group.

(ii) Any member of the Steering Committee may delegate any or all of his or her authority to any person, or may appoint any person as proxy to attend Steering Committee meetings.

(iii) Meetings of the Steering Committee may be convened by any member by providing written notice of at least seven (7) days prior to the Steering Committee meeting, unless all other members otherwise agree. Notice of a meeting shall include an agenda for the meeting and all supporting documentation. Any matters which were not specifically listed or disclosed in such agenda may not be discussed at any meeting, unless all members agree in writing at the meeting.

(iv) Any decisions of the Steering Committee will be resolved, passed or approved by simple majority.

(v) Minutes of the Steering Committee should be kept which include details as to quorum, attendance and resolution and the manner in which members have voted (adoption or rejection). The secretary for the meeting shall send a copy of the minutes to each member by any means (electronic or otherwise) and each member shall provide comments with respect to such minutes within fourteen (14) days following the date of receipt thereof. The secretary shall incorporate such comments and submit for the approval of the Steering Committee at its next succeeding meeting.

(c) The Shareholders agree that the Steering Committee will have the following responsibilities:

(i) until the soft opening date of the Hotel, oversee the tender process agreed between the Shareholders for the appointment of the project management company, interior designers, architects, all contractors, and all other consultants and advisers taking into account the recommendations of the Technical Adviser acting in accordance with the Technical Services Agreement and ultimately making the decision on the appointment of such persons, provided that any such appointment which is outside of the budget approved by the Board of

the Company at the time will also need to be approved by the Board of the Company as well as the Steering Committee; and

(ii) until the soft opening date of the Hotel, approval of plans, designs and specifications and utilisation of space of the Hotel as recommended by the Technical Adviser and in accordance with Peninsula Standards, taking into consideration the constraints in the Hotel due to the fact that it is an existing historic building.

7. MANAGEMENT OF PYL AND OTHER SUBSIDIARIES

7.1 The Company shall set up PYL as a wholly foreign owned company in Myanmar following the subscription pursuant to *Clause 3.1*. It is envisaged that PYL will be the owner and developer of the Hotel. The Company shall set up or direct PYL to set up from time to time such other Subsidiaries which the Board of the Company shall deem necessary for the Business.

7.2 Subject to *Clause 6.1*, the Company shall procure that the board of all its Subsidiaries shall not consist of more than six (6) directors or such other number as the Board of the Company shall resolve which number shall not exceed that specified in the Articles of such Subsidiary. PIIHL shall be entitled to nominate four (4) directors and YOMA Group shall be entitled to nominate two (2) directors in each of the Company's Subsidiaries and the Shareholders agree that they shall procure the Company to, and the Company shall, appoint from time to time as directors of its relevant Subsidiary candidates who are so nominated by PIIHL and YOMA Group and approved by the Board of the Company. Each of PIIHL and YOMA Group shall be entitled to request the removal of any director of the Company's Subsidiaries nominated by it and the Shareholders agree that they shall procure the Company to, and the Company shall, promptly remove such director from the Board of the Company's Subsidiaries and appoint in his place a candidate who is nominated by PIIHL or YOMA Group (as the case may be) and approved by the Board of the Company.

7.3 The secretary of each of the Company's Subsidiaries shall be nominated by majority vote of the Board of the Company and the Shareholders shall procure the Company to, and the Company shall, promptly appoint or remove (as the case may be) the secretary upon the direction of the Board of the Company.

7.4 The appointment and term of the chairman and the deputy chairman of the Company's Subsidiaries shall be decided by the Board of the Company. The first chairman of PYL shall be appointed by YOMA Group who shall hold tenure until the soft opening date of the Hotel. During the same period, the deputy chairman shall be appointed by PIIHL. Upon the soft opening of the Hotel, the chairman of PYL shall be appointed by PIIHL and the deputy chairman shall be appointed by YOMA Group.

7.5 The Shareholders and the Company shall procure that the Articles of the Company's Subsidiaries shall contain similar management provisions as the Company as contained in this Agreement, to the fullest extent possible, whilst

recognising standard practices under the applicable law.

7.6 The business of PYL is intended to be limited to:

(a) acting as the holder of the Title Documents;

(b) acting as the developer of the Property for the redevelopment of the Building into the Hotel;

(c) procuring finance, as and when required, for any renovations of the Hotel;

(d) acting as owner of the Hotel in entering into the Other Agreements;

(e) undertaking any other business contemplated by the Project,

and PYL shall carry on no other business or undertake any other matters unless expressly and unanimously agreed by the Shareholders.

7.7 The Shareholders and the Company shall procure that the Articles and management of any other Group Company to be incorporated shall be determined by the Board of the Company.

8. RESPONSIBILITIES OF SHAREHOLDERS

8.1 PIIHL and YOMA Group shall use their respective best efforts and expeditiously conduct and complete feasibility studies and design development for the Project as soon as possible. PIIHL and YOMA Group shall decide on the appointment of a designated project director to oversee the development of the Hotel.

8.2 In addition to its other responsibilities under this Agreement, PIIHL shall:

(a) procure that Subsidiaries of HSH enter into the Hotel Management Agreement, the Technical Services Agreement, the International Marketing Agreement, and ancillary agreements with PYL; and

(b) assist PYL in preparing the design, plans and specifications of the Hotel.

8.3 In addition to their other responsibilities under this Agreement, YOMA Group shall:

(a) arrange for PIIHL to meet with representatives from the Ministry of Tourism Myanmar, Yangon City Development Committee, Mayor of Yangon, Yangon Heritage Trust and/or relevant Government Authorities to enable PIIHL to present its intended hotel development proposal for the Property;

(b) assist the Company and any other relevant Subsidiary to obtain all licences, permits, consents and approvals from all competent government authorities as are necessary or advisable for the establishment of PYL and any of its other Subsidiaries to be established in Myanmar (including but not limited to

PIIHL's foreign investor participation in any of the Group Companies);

(c) arrange for PIIHL to meet with representatives from the MIC and relevant Government Authorities in Myanmar to enable PIIHL to take part in the MIC Permit application process;

(d) disclose all communication and correspondence with relevant Government Authorities relating to the Building, the Property and, in so far that they affect or are relevant to the Building or the Property, the Site;

(e) assist PYL to obtain all licences, permits, consents and approvals from all competent Government Authorities as are necessary or advisable for the development, construction and operation of the Hotel and the Business;

(f) assist PYL in development advisory, project and construction management and local sourcing matters related to the construction of the Hotel;

(g) complete the procedures for obtaining land development rights to the Property;

(h) procure that the Sub-Lease Agreement for the MRB Site will mirror the terms of the Master Lease, and the Title Document for the MEP Dedicated Area and other dedicated areas as amended and adapted from time to time identified in *Schedule 3* shall enable PYL to have exclusive occupancy, use and right of access to the MEP Dedicated Area and other dedicated areas as amended and adapted from time to time identified in *Schedule 3* for the Operating Term and on terms satisfactory to PIIHL; and

(i) procure that MIHL grants the Company and its Affiliates a deed of mutual covenant (the "**DMC**") that gives them, for the duration of the Operating Term, (A) all land use rights including easements and access rights to the Property (including the MEP Dedicated Area) and areas housing the shared MEP facilities that the Company or PYL and their Affiliates so require to re-develop the Property and the Building into the Hotel, to manage the Project and to operate the Business, and (B) Property inspection rights, and such rights shall extend to the agents, representatives, officers, customers, guest and suppliers of the Company, PYL and their respective Affiliates.

8.4 Each Party shall procure that in the event any of its directors or Substantial Shareholders (including Subsidiaries and Affiliates), to its best knowledge, is on or gets listed on the Specially Designated Nationals and Blocked Persons List published by the Office of Foreign Assets Control of the United States, as updated from time to time, such Party shall immediately inform the Board of the Company.

9. MAJOR DECISIONS

Notwithstanding any other provisions of this Agreement, the Parties agree and undertake to procure that none of the matters set out below shall be transacted or undertaken by any Group Company without a prior resolution of the Board of the

Company approving the transaction or undertaking in question having been unanimously passed at a meeting of the Board of the Company duly convened and held, or by unanimous written resolutions of the Board of the Company duly passed in accordance with the provisions of this Agreement and the Articles and that no obligation or liability in connection with any such matter shall be entered into or accepted by or on behalf of any Group Company unless and until such unanimous approval of the Board of the Company has been obtained:

(a) any acquisition or joint venture including any equity stake or other investment other than in the Hotel;

(b) the sale or disposal or lease (other than leases of retail space within the Hotel) of a substantial part of the undertaking and assets of any Group Company;

(c) any matters affecting the share or registered capital of any Group Company other than any call on capital or Shareholder Loans to support the financing obligations under *Clause* 5 and the obligations of the non-recourse financing of any Group Company;

(d) any creation, guarantee or authorisation for any indebtedness for borrowed money in excess of 50% of the greater of the Initial Project Cost or the Fair Market Value of the Hotel;

(e) during the pre-development and construction phase up until soft opening of the Hotel, any request for funds from shareholders in excess of 15% of the Initial Project Cost;

(f) upon soft opening of the Hotel, any request for funds from shareholders in excess of 15% of the greater of the Initial Project Cost or the Fair Market Value of the Hotel except that such limit shall not apply to the extent (i) required to finance an emergency safety issue which the Hotel cannot finance itself or (ii) if any of the Group Companies is not able to meet payments when they become due;

(g) any special projects of a discretionary nature to be undertaken by PYL or any future Subsidiary of the Company in excess of 15% of the greater of the Initial Project Cost or the Fair Market Value of the Hotel, which cannot be financed out of the operational cashflows of PYL or any future Subsidiary of the Company;

(h) the amendment, variation, waiver or replacement of the Articles or other constituent documents of any Group Company;

(i) the declaration of a dividend or making of any other distribution other than in accordance with a pre-determined distribution policy, the terms of which have been agreed by all the Shareholders;

(j) any repatriation or repayment of Shareholder Loans other than in accordance with a pre-determined policy, the terms of which have been agreed by all the Shareholders;

(k) any investments other than in the Hotel or reinvestments;

(l) any reinvestments other than of retained profits;

(m) the terms of and any modification or amendment to the terms of any of the Other Agreements.

(n) any material contracts to be entered by any Group Company with an Affiliate of any Shareholder, other than (i) contracts contemplated by this Agreement, (ii) contracts contemplated by the Other Agreements and (iii) the agreement relating to the procurement of the Peninsula in-room technology system which is propriety to HSH, and for this purpose (x) any such contract related to capital expenditure with a value or consideration in excess of US$250,000 or (y) any such operating contract in excess of US$50,000, in respect of any one transaction or series or related transactions shall be deemed material; and

(o) any liquidation, dissolution, commencement of bankruptcy or similar proceedings with respect to any Group Company.

10. SHAREHOLDERS' MEETINGS

10.1 The Company shall hold its annual general meetings and extraordinary general meetings in accordance with all applicable laws and regulations and the Articles. The Board of the Company may convene any extraordinary general meeting whenever it may deem fit. All general meetings shall be held at the principal place of business of the Company or at such other place as the Board of the Company may determine from time to time.

10.2 The quorum necessary to constitute a meeting of the Shareholders of the Company shall be 2 Shareholders of whom one shall be PIIHL and one shall be YOMA Group or their respective representatives or proxies. None of the matters set out in *Clause 9* shall be considered or approved at any meeting of Shareholders unless the provisions of *Clause 9* have first been complied with.

10.3 Provided PIIHL Controls the Company, all Shareholders meetings of the Company shall be chaired by a representative of PIIHL.

10.4 If within thirty (30) minutes of the time fixed for any general meeting of the Company a quorum is not present, the meeting shall be adjourned for two (2) weeks to the same time and place when the quorum shall be any two (2) Shareholders of whom one shall be PIIHL and one shall be YOMA Group or their respective representatives or proxies, provided that only matters specified in the original agenda may be discussed and agreed upon at such adjourned meeting.

10.5 Subject to *Clause 9*, the foregoing provisions of this *Clause 10* and the other provisions of this Agreement, any question arising at any meeting of the Shareholders of the Company shall be decided by a simple majority vote.

10.6 The authorised representative of the Company at all meetings of shareholders of PYL and other Group Companies, if any, shall be such person as is approved by the Board of the Company. The Parties shall procure, so far as they are able, that such authorised representative shall vote or abstain from voting in such manner as shall have been determined by the Board of the Company appointing such authorised representative, subject always to the requirements referred to in *Clause 9*.

11. ADMINISTRATION

11.1 Unless otherwise agreed by the Board of the Company in accordance with or as expressly provided for by this Agreement and without prejudice to the provisions of *Clause 9*, the Shareholders shall, where in accordance with applicable law and so far as it is able, procure that:

(a) the auditors of any Group Company shall be KPMG and/or its reputable and licensed local accounting counterpart or such reputable firm of accountants as are approved by the Board of the Company;

(b) the financial year-end of any Group Company shall be 31st March; and

(c) the Statutory Books of any Group Company shall be kept at such place as PIIHL shall elect (provided that PIIHL Controls the Company).

11.2 The Shareholders shall, where in accordance with applicable law and so far as it is able, procure that:

(a) accounts of the Company are only opened in the name of the Company with banks agreed by the Board of the Company; and

(b) such account or accounts shall only be operated under a bank mandate approved by and otherwise in such manner as the Board of the Company shall determine from time to time,

and that no changes to or variations from the foregoing shall take place or be implemented or other banking arrangements implemented without approval by the Board of the Company.

11.3 The Shareholders shall, where in accordance with applicable law and so far as it is able, procure that:

(a) the Company and each other Group Company shall keep proper books of account in accordance with all applicable accounting standards and have its accounts audited annually, in accordance with such standards and all applicable laws, by the Auditors;

(b) the Board of the Company and each other Group Company shall prepare and circulate to all directors of the Company, the directors of the relevant Group Company and to the Shareholders monthly management accounts and a

monthly review of operations for the Company and each other Group Company, within fifteen (15) days of the end of each month;

(c) the audited accounts of the Company and each other Group Company for each financial year shall be prepared and reported on by the Auditors within three (3) months from the end of the financial year in question and shall be laid before the relevant company in general meeting which shall, as far as possible, be held not later than five (5) months from the end of the said financial year or before a meeting of the Board of the relevant Group Company, as may be required by law; and

(d) each director of the Company shall be entitled to examine the books and accounts of the Company and each of the other Group Companies and the Company and each other Group Company shall provide the directors of the Company with reasonable information relating to the business affairs and financial position of that company as any one of them may require. Any director of the Company may provide such information to a Shareholder. Any director of the Company may request and seek consent from the Board of the Company to have access to any internal audit report issued to the Company and any Group Company, whose consent shall not be unreasonably withheld.

12. LOCK-IN PERIOD

12.1 Prior to completion of the Complex, YOMA Group undertakes that it shall not sell or transfer an amount of the ownership in the area which represents the balance of the Complex excluding that of the Hotel and the Residential Facilities ("**Balance of the Complex**") as a consequence of which YOMA Group collectively would no longer be the majority owner of the Balance of the Complex and/or lose voting and management control over the Balance of the Complex. After completion of the Complex, YOMA Group shall consult PIIHL in advance of any disposition of a majority interest in the Complex (or any part thereof). The above undertakings shall apply to any change of control (as described under *Clause 13.8*) on the part of YOMA Group or any of their respective Affiliates.

13. TRANSFER OF SHARES

13.1 No Shareholder (or its respective beneficial owner) may sell, transfer, create options or Encumbrance over or otherwise dispose of the legal or beneficial ownership of, or any interest in, any Shares for a period of five (5) years from the soft opening date of the Hotel, unless otherwise agreed in writing by all the other Shareholders prior to any such disposition. For the remaining duration of this Agreement, no Shareholder may sell, transfer, create options or Encumbrance over or otherwise dispose of the legal or beneficial ownership of, or any interest in, any Shares, otherwise than in accordance with this Agreement unless otherwise agreed in writing by the other Shareholders prior to any such disposition. The Company shall be provided with copies of any notice served under this *Clause 13* to the Shareholders.

13.2 Notwithstanding anything to the contrary in this *Clause 13* or the Articles of the Company, no sale or transfer or other disposition of any Shares shall be made by any Shareholder unless the relevant transferee (and, if the Board of the Company considers it appropriate, its holding company):

(a) enters into a Deed of Adherence in the form set out in *Schedule 2* agreeing to abide by the terms of this Agreement (including without limitation, this *Clause 13*); and

(b) agrees to and takes an assignment of any outstanding Shareholder Loans (if any) made by the Shareholder transferring its Shares, in proportion to the Shares being transferred;

and upon so doing the relevant third party shall have all of the rights and be subject to all of the obligations in respect of those Shares as the Shareholder hereunder. Subject to the relevant transferee having entered into a Deed of Adherence in the form set out in *Schedule 2*, any Shareholder which disposes of all of its Shares and (if none of the Subsidiaries of its holding company is a Shareholder) its holding company shall cease to have any rights or obligations under this Agreement except in respect of any antecedent breaches or obligations which are expressed to continue after a Shareholder ceases to hold any Shares.

13.3 In the event that a Shareholder (the "**Transferor**") wishes to transfer or otherwise dispose of all or part of the Shares registered in its name (together with the same pro rata interest in any outstanding Shareholder Loans made by the Transferor (the "**Transferor's Loan**")), it shall give irrevocable written notice (a "**sale notice**") to the other Shareholders (the "**Continuing Members**") offering to sell to the Continuing Members all or part only of the Shares then registered in the name of the Transferor and to assign to the Continuing Members the Transferor's Loan (such offer, in this *Clause 13* called the "**offer**") . The prescribed price of the Shares and Transferor's Loan shall be the market value of the Shares and Transferor's Loan as determined by the Independent Valuer as at the date on which such sale notice is given (together, the "**prescribed price**"). Every sale notice shall specify the number of Shares which the Transferor wishes to sell and the corresponding amount of the Transferor's Loan to be assigned, as well as the identity of the intended purchaser. The offer made by a sale notice shall remain open for acceptance for the period (in this *Clause 13* called the "**offer period**") expiring thirty (30) days after the service of the sale notice. Each Continuing Member has the right to accept the offer to purchase its Applicable Percentage of the Shares and take assignment of its Applicable Percentage of the Transferor's Loan, and may indicate in its notice to the Transferor its election to purchase the balance of any Shares and Transferor's Loans comprised in the sale notice in excess of its Applicable Percentage. If any Continuing Member does not exercise within the offer period its right to purchase its Applicable Percentage of the Shares and Transferor's Loans comprised in the sale notice, then the unaccepted portion (the "**Unaccepted Portion**") shall be deemed as accepted by any Continuing Member who has indicated in its notice a desire to purchase Shares and Transferor's Loans in excess of its Applicable Percentage. If more than one Continuing Member has elected to purchase the Unaccepted Portion, then the

Unaccepted Portion shall be allocated among such Continuing Members in accordance to their percentage shareholdings in the Company relative to each other. If all the Shares and Transferor's Loans comprised in a sale notice are accepted or deemed to have been accepted, the sale of the Shares and assignment of the Transferor's Loan (if any) comprised in the sale notice shall be completed within twenty-eight (28) days after the date of expiry of the offer period in accordance with this *Clause 13.3*, at a price per Share not less than the price per Share calculated on the basis of the prescribed price (without any deduction, rebate or allowance) and otherwise on terms no more favourable than those described in the sale notice.

13.4 If the Continuing Members do not accept or are deemed not to have accepted the offer made by a sale notice in respect of any or all the Shares and the Transferor's Loan comprised in the sale notice during the offer period, subject to compliance with *Clause 14* and unless *Clause 13.5* applies, the Transferor shall be entitled to, at its election, proceed to the completion of the sale of the Shares and the assignment of the Transferor's Loan in the proportions accepted by the Continuing Members in accordance with *Clause 13.3* and may sell the remaining Shares and the remaining portion of the Transferor's Loan comprised in the sale notice to any third party, or sell all of the Shares and the Transferor's Loan comprised in the sale notice to any third party. Any sale of Shares and assignment of the Transferor's Loan under this *Clause 13.4* must take place within thirty (30) days after the expiry of the offer period at a price per Share not less than the price per Share calculated on the basis of the prescribed price (without any deduction, rebate or allowance) and otherwise on terms no more favourable than those described in the sale notice.

13.5 If the Continuing Members do not accept or are deemed not to have accepted the offer made by a sale notice in respect of all the Shares and the Transferor's Loan comprised in the sale notice during the offer period, and the Transferor proposes to sell any of the Shares and the Transferor's Loan comprised in the sale notice to any third party at less than the prescribed price or on terms more favourable than those described in the sale notice, the Transferor shall give an irrevocable second written notice (the "**second notice**") to the Continuing Members offering to sell to the Continuing Members the Shares and assign to the Continuing Members the Transferor's Loan comprised in the sale notice (the "**second offer**") at the price of transfer proposed to be offered to the third party (which is less than the prescribed price) which price shall be specified in the second notice (the "**second price**") and the terms proposed to be offered to the third party which terms shall also be specified in the second notice. The second offer made by the second notice shall remain open for acceptance for the period expiring twenty-one (21) days after the service of the second notice (the "**second offer period**") to the Continuing Members. Each Continuing Member has the right to accept the offer to purchase its Applicable Percentage of the Shares and take assignment of its Applicable Percentage of the Transferor's Loan, and may indicate in its notice to the Transferor its election to purchase the balance of any Shares and Transferor's Loans comprised in the second notice in excess of its Applicable Percentage. If any Continuing Member does not exercise within the second offer period its right to purchase its Applicable Percentage of the Shares and Transferor's Loans comprised in the second notice, then the unaccepted portion (the "**Second Unaccepted Portion**") shall be deemed as accepted by any Continuing Member

who has indicated in its notice a desire to purchase Shares and Transferor's Loans in excess of its Applicable Percentage. If more than one Continuing Member has elected to purchase the Second Unaccepted Portion, then the Second Unaccepted Portion shall be allocated among such Continuing Members in accordance to their percentage shareholdings in the Company relative to each other. If all Continuing Members shall during the second offer period accept or are deemed to have accepted the second offer made by the second notice, the sale of the Shares and assignment of the Transferor's Loan (if any) comprised in the second notice shall be completed within fourteen (14) days after the date of expiry of the second offer period in accordance with this *Clause 13.5*, at a price per Share not less than the price per Share calculated on the basis of the second price (without any deduction, rebate or allowance) and otherwise on terms no more favourable than those described in the second notice.

13.6 If the Continuing Members do not accept or are deemed not to have accepted the second offer made by the second notice in respect of any or all the Shares and the Transferor's Loan comprised in the second notice during the second offer period, subject to compliance with *Clause 14*, the Transferor shall be entitled to, at its election, proceed to the completion of the sale of the Shares and the assignment of the Transferor's Loan in the proportions accepted by the Continuing Members in accordance with *Clause 13.5*, and may sell the remaining Shares and the remaining portion of the Transferor's Loan comprised in the second notice to any third party, or sell all of the Shares and the Transferor's Loan comprised in the second notice to any third party. Any sale of Shares and assignment of the Transferor's Loan to a third party under this *Clause 13.6* must take place within thirty (30) days after the expiry of the second offer period at a price per Share not less than the price per Share calculated on the basis of the second price (without any deduction, rebate or allowance) and otherwise on terms no more favourable than those described in the second notice.

13.7 Once it has been given, a Transferor may not withdraw any sale notice or second notice.

13.8 The Parties agree that the share transfer restrictions in this Agreement should not be capable of being avoided by the holding of Shares through a company or other entity, which can itself be sold in order to dispose of an interest in Shares free of such restrictions. To this end, if there is a change of control in respect of a Shareholder, without prejudice to any rights which the other Shareholders and the Company may have, that Shareholder shall be deemed to have given a sale notice pursuant to *Clause 13.3* in respect of all the Shares held and Shareholder Loans advanced by that Shareholder and the provisions of *Clauses 13.3* to *13.6* shall thereupon apply in respect of all the Shares and Shareholder Loans so held or advanced. In this context, "change of control" means:

(a) in respect of YOMA Group:

(i) where YSH ceases to hold, whether directly or indirectly, over 50% of the issued share capital or other ownership interest conferring rights to vote at general meetings of YOMA or the right to nominate the majority of the directors of YOMA, or that the Pun family no longer

has de facto Control of the board of directors of YOMA; or

(ii) where:

(A) the Pun family ceases to hold directly or indirectly at least 25% of the issued share capital of FMI carrying voting rights; or

(B) the Pun family ceases to have the largest holding of beneficial interest in the issued share capital of FMI; or

(C) (x) the board of directors of FMI is constituted by a majority of directors in respect of whose appointments the Pun family did not cast its affirmation vote, or (y) a majority of directors of FMI having exercised their votes inconsistently with the representatives of the Pun family in any FMI board resolution whereby a decision has been made by the majority of directors of FMI which, in the opinion of the Board of the Company, would result in the Complex, the Project or the Initial Project Cost being adversely impacted, whether directly or indirectly. For the avoidance of doubt, and as an example, if the number of FMI executive directors nominated by the Pun family and appointed to the board of directors of FMI is less than the number of FMI executive directors nominated by other shareholders of FMI and appointed to the board of directors of FMI, a change of control for the purposes of this *Clause 13.8* would have occurred;

(iii) where:

(A) the Pun family ceases to hold directly or indirectly at least 25% of the issued share capital of YSH carrying voting rights; or

(B) the Pun family ceases to have the largest holding of beneficial interest in the issued share capital of YSH; or

(C) (x) the board of directors of YSH is constituted by a majority of directors in respect of whose appointments the Pun family did not cast its affirmation vote, or (y) a majority of directors of YSH having exercised their votes inconsistently with the representatives of the Pun family in any YSH board resolution whereby a decision has been made by the majority of directors of YSH which, in the opinion of the Board of the Company, would result in the Complex, the Project or the Initial Project Cost being adversely impacted, whether directly or indirectly. For the avoidance of doubt, and as an example, if the number of YSH executive directors nominated by the Pun family and appointed to the board of directors of YSH is less than the number of YSH executive directors nominated by other shareholders of YSH and appointed to the board of directors of YSH, a change of control for the purposes of this *Clause 13.8*

would have occurred; or

(iv) where a mandatory offer is made to the shareholders of YSH by a party, or parties deemed to be acting in concert, other than the Pun family under the Singapore Code on Take-overs and Mergers (as amended from time to time) and such offer gives rise to any of the circumstances described in *Clause 13.8(a)(iii)*,

(b) in respect of PIIHL or a Subsidiary of PIIHL, where HSH ceases to hold, whether directly or indirectly, over 50% of the total issued share capital or other ownership interest conferring rights to vote at general meetings of the Shareholder, or the right to appoint a majority of the directors of the Shareholder.

Each Shareholder shall promptly notify the other Shareholders in writing of any change of control (as defined in this *Clause 13.8*) in respect of itself. A sale notice shall be deemed to have been given under this *Clause 13.8* on the date on which the written notice is given by a Shareholder to the other Shareholders notifying them of such change of control.

13.9 Notwithstanding anything to the contrary contained in this Agreement or in the Articles, any Shareholder shall have the right at any time to transfer any Shares and a corresponding interest in any outstanding Shareholder Loans advanced by that Shareholder to its Subsidiary and/or, further, in the case of YOMA Group, to members within that group (such transferee, a "**Permitted Transferee**") without being required to comply with the restrictions on transfer of Shares set out in this *Clause 13* (other than *Clause 13.2*) provided always that:

(a) YOMA and/or its Subsidiary shall hold at least 20% of the issued Shares after such transfer to a Permitted Transferee is effected; and

(b) before such transfer takes place the Permitted Transferee shall have agreed in writing with the Company for itself and as trustee for all of the then Shareholders that if such Permitted Transferee ceases to be a Subsidiary of the transferring Shareholder, it shall give notice of such proposed cessation to the Company and all Shareholders and forthwith transfer, or procure the transfer of, such Shares and the corresponding Shareholder Loans (if any) back to a Subsidiary of the transferring Shareholder; and

(c) before such transfer takes place the Permitted Transferee shall first enter into a Deed of Adherence in accordance with *Clause 13.2(a)* and shall take an assignment of any outstanding Shareholders Loans in accordance with *Clause 13.2(b)*; and

(d) the transferring Shareholder shall remain liable for any and all its obligations under this Agreement.

If following a transfer of any Shares and Shareholder Loans (if any) by a Shareholder to a Permitted Transferee, such Permitted Transferee ceases to be a Subsidiary of the transferring Shareholder and fails to forthwith transfer the relevant Shares and

Shareholder Loans (if any) back to a Subsidiary of the transferring Shareholder, upon not less than fourteen (14) days' notice in writing from any other Shareholder to the Permitted Transferee requiring cure of such default, without prejudice to any rights which the other Shareholders and the Company may have, a sale notice shall, if such default has not been cured by the date of expiry of the cure period specified in the notice given by such Shareholder to the Permitted Transferee, be deemed to have been given in respect of such Shares and Shareholder Loans (if any) pursuant to *Clause 13.3* on the day immediately after the date of expiry of such cure period and the provisions of *Clauses 13.3* to *13.6* shall thereupon apply in respect of such Shares and Shareholder Loans (if any) save that the prescribed price shall be 90% of the market value of those Shares and outstanding Shareholder Loans as determined by the Independent Valuer of the Company as at the date on which the sale notice is deemed to have been given.

13.10 For the purposes of this *Clause 13*, in determining the "market value" of the Shares, the Independent Valuer shall take into account all relevant factors which shall include any bona fide offer to purchase by any independent party dealing on an arm's length basis. In addition, in the determination of the "market value" of the Shares, the Company's Independent Valuer shall act as an expert and not as an arbitrator and its valuation shall be final and binding on all the Shareholders save for any manifest error. The expenses of such valuation shall be paid for by the Company.

13.11 The Parties shall procure that any transfer or other disposal of Shares that is made other than in accordance with this *Clause 13* shall not be registered in the statutory books and records of the Company.

13.12 The Parties acknowledge that the names "Peninsula" and "半島" and all trademarks and services marks associated therewith are owned by HSH and may only be used in connection with the Hotel and Residential Facilities for so long as HSH or its Subsidiaries manage the Hotel and Residential Facilities. In the event that PIIHL or a Subsidiary of HSH ceases to be a Shareholder for any reasons whatsoever, it shall have the right, but not the obligation, to direct that the Hotel and the Residential Facilities shall not operate under the name "The Peninsula Yangon" and/or that the name of PYL shall not include references to "The Peninsula", "半島" or words to a similar effect and/or that the Hotel and Residential Facilities shall cease use of all such trade and service marks. Each of YOMA Group and the Company agrees to do, and cause to be done, all such things as may be required by PIIHL or a Subsidiary of HSH to give effect to this *Clause 13.12*.

13.13 Notwithstanding anything to the contrary in this *Clause 13*, neither Shareholder can transfer all or part of its Shares, nor can any of the shares of any Subsidiary or any part of the Property be transferred to:

(a) a luxury hotel management group or to a group which owns the property of and operates luxury hotels;

(b) an assignee whose identity would reasonably be expected to be materially damaging to the reputation of the remaining shareholder or the Hotel; or

(c) an assignee who is on the Specially Designated Nationals and Blocked Persons List published by the Office of Foreign Assets Control of the United States, as updated from time to time.

14. BUYOUT OBLIGATIONS

Subject always to the requirements set out in *Clause 13,* if a Shareholder (the "**Selling Shareholder**") wishes to sell or transfer all or part of its Shares to a third party other than a Permitted Transferee, then such sale or transfer shall not be permitted and registration thereof in the books of the Company shall not be effected unless the Selling Shareholder shall have procured that the purchaser provides an offer in writing that is binding on acceptance to each other Shareholder to purchase the same proportion of its shareholding and of any outstanding Shareholder Loans made by the Shareholder as that to be purchased from the Selling Shareholder, at the same price per Share and otherwise on the same terms, and such offer shall be open for acceptance (in whole or as to only some of such Shares and Shareholder Loans) for at least twenty-eight (28) days from receipt.

15. CO-OPERATION

Each of the Shareholders undertakes with the others:

(a) to perform and observe all the provisions of this Agreement;

(b) so far as it is able by the exercise of voting rights, or otherwise, to procure that the Company diligently performs and observes the provisions of this Agreement;

(c) to take all necessary steps on its part to give full effect to the provisions of this Agreement;

(d) without prejudice to the generality of the foregoing to exercise and procure that every person for the time being representing it will exercise or refrain from exercising any rights of voting at any meeting of the members or of the directors of the Company or any other Group Company and any other rights or powers of control so as to ensure the passing of any and every resolution necessary or desirable to procure that the affairs of any Group Company are conducted in accordance with this Agreement; and

(e) not to make or permit any dealings with any Shares for the time being owned or controlled by it which will prevent or impede the performance and observance of this Agreement.

16. DEADLOCK

16.1 This *Clause 16* shall apply in the event that:

(a) a matter is proposed by one of the directors or the Shareholders pursuant to *Clause 9* which:

(i) has been considered at a directors' or Shareholders' meeting (as the case may be);

(ii) the directors or the Shareholders (as the case may be) are unable after discussion to agree on such matter; and

(iii) such matter is not resolved within sixty (60) days from the date of the meeting; or

(b) a matter relating to the affairs of the Company is not resolved by reason of an absence of a quorum at any three successive Board meetings or any three successive Shareholders' meetings (and adjourned meetings shall be counted) of which all the directors or Shareholders (as the case may be) have been notified, as the case may be,

and any such case is hereinafter referred to as a "**Deadlock**".

16.2 In the event of a Deadlock, the Shareholder which proposed the subject matter of the Deadlock or in the case of non-quorate meetings the attending directors/Shareholders, shall serve a notice ("**Deadlock Notice**") on all the other Shareholders to declare that a Deadlock has arisen and specify the matter upon which the Deadlock has arisen, and, upon service of the Deadlock Notice, the Chief Executive Officer or his or her equivalent being the most senior member of management of each of the Shareholders shall, within seven (7) days after the service of the Deadlock Notice, hold a meeting in Hong Kong, Singapore or Myanmar and negotiate in good faith to resolve the Deadlock. Notwithstanding the foregoing, a Deadlock Notice shall not be served by any Shareholder on the basis of a Deadlock under *Clause 16.1(b)~~(b)~~* where the Deadlock has arisen due to that Shareholder's corporate representatives' and/or directors' failure to attend the relevant Shareholders' meetings or Board meetings (as the case may be).

16.3 In the event that the Shareholders are unable to resolve the Deadlock within four (4) weeks of service of the Deadlock Notice (the "**Resolution Period**"), then the matter shall not be proceeded with and the Deadlock Notice shall lapse.

16.4 The Shareholders shall, in respect of the matters specified in a Deadlock Notice, maintain the position of the Company immediately before the occurrence of the Deadlock and procure that the status quo of the Company be preserved pending resolution of the Deadlock.

For the avoidance of doubt, for the purpose of this *Clause 16*:

(a) a Shareholder and its Affiliates which hold Shares shall be treated as a single entity;

(b) YOMA and FMI shall be viewed as one "Shareholder" and their Shares shall be aggregated in numbers; and

(c) references to Shares held by a Shareholder are to all the Shares held by that Shareholder and not to some only of those Shares.

17. MANAGEMENT OF THE HOTEL

17.1 The Parties acknowledge that PIIHL shall have the sole right to nominate the manager and operator of the Hotel for such time as it Controls the Company. The Parties shall procure that PYL shall enter into the Hotel Management Agreement, the International Marketing Agreement, the Technical Services Agreement with the HSH Proxy and other ancillary agreements with the HSH's Affiliates.

17.2 The Board of the Company shall determine the appropriate time for entering into each of the Other Agreements. While it is envisaged that the Other Agreements will be entered into by PYL, in the event that the Board of the Company deems appropriate, such agreements may be entered into by the Company or any other Group Company and novated to PYL at a later date to be determined by the Board of the Company.

18. COSTS AND EXPENSES

18.1 It is envisaged that all costs including Initial Project Cost relating to the acquisition of the land development rights to the Property, the preparation of the Property and the re-development of the Building into the Hotel shall be borne by PYL and financed in accordance with *Clause 5* and, where applicable, the Cost Agreement.

18.2 Save as expressly agreed by the Shareholders, none of the Shareholders shall be entitled to payment for or reimbursement of any costs, expenditure or other disbursements or for any management time or efforts incurred in connection with the Company and/or any other Group Company, the Business, or in the entering into of this Agreement and Other Agreements.

18.3 All the following costs and expenses shall be borne by the Company:

(a) the incorporation and ongoing legal, accounting and administrative costs of the Company and the Business; and

(b) any cost or expenses, including third party expenses reasonably incurred by the Shareholders for the Group, that has been approved by the Board of the Company.

18.4 Each Party shall bear its own costs and expenses, legal or otherwise, in relation to

the negotiation and finalization of this Agreement and the Other Agreements.

19. DURATION

19.1 Subject to *Clause 2.1*, this Agreement shall come into effect upon the execution of this Agreement and shall continue in full force and effect until the earlier of:

(a) the expiry of the Sub-Lease Agreement and any extension thereof;

(b) the Company being wound up or otherwise ceasing to exist as a separate entity;

(c) all the Shares being held by one Shareholder; and

(d) termination of this Agreement in accordance with *Clause 21*.

19.2 Termination of this Agreement in the circumstances referred to in *Clause 21* shall not release any of the Shareholders from any other liability under any obligation which at the time thereof has already fallen due for performance.

20. DISTRIBUTION POLICY

The Shareholders shall, so far as they are each able, procure that unless otherwise required by unanimous approval by the Board of the Company, to the extent the Company or each other Group Company holds the funds required to make such distribution, the entire amount in respect of each financial year of each Group Company as shown by its audited financial statements for that financial year as being legally available for distribution after allowing for the retention of reasonable reserves to meet the ongoing working capital requirements and obligations of the relevant Group Company (as determined by its Board) and such reserves as may be required to be retained by law shall be distributed to its Shareholders by way of dividend as soon as reasonably practicable after such audited financial statements have been approved by the Board of the relevant Group Company.

21. TERMINATION ON EVENTS OF DEFAULT

21.1 In the event that a Shareholder (the "**Defaulting Shareholder**") commits or suffers an event of default (defined in *Clause 21.2*) then any other Shareholder shall be entitled (but not required) in its discretion to serve notice on the Defaulting Shareholder requiring the Defaulting Shareholder to sell all (but not part only) of its Shares in the Company to the Shareholder, at the prescribed price of 90% of the market value of the Shares and outstanding Shareholder Loans as determined by the Independent Valuer of the Company as at the date on which such notice is given whereupon a sale notice shall be deemed to have been given to all other Shareholders by the Defaulting Shareholder on the date on which the notice is given by the non-Defaulting Shareholder and the provisions of *Clauses 13.3* to

13.6 shall apply *mutatis mutandis* in respect of all of the Shares and Shareholder Loans held by the Defaulting Shareholder, save that nothing in this *Clause 21.1* shall permit the Defaulting Shareholder to transfer any of its Shares or assign any amount of its Shareholder Loans to any third party and the Defaulting Shareholder must complete the transfer of such Shares and the assignment of such Transferor's Loan as are accepted by the Continuing Members.

21.2 A Shareholder commits or suffers an "**event of default**" upon:-

(a) that Shareholder or any of its Affiliates, (or where the Shareholder is YOMA), YSH, (or where the Shareholder is PIIHL), HSH committing an unequivocal material breach of any terms of this Agreement or any Other Agreements and failing to remedy the breach within twenty-one (21) days of being required in writing to do so by any other Shareholder;

(b) any distress, execution, sequestration or other process being levied or enforced upon all or a substantial proportion of the property of that Shareholder which is not discharged, remedied or defended within sixty (60) days;

(c) the inability of that Shareholder to pay its debts as they fall due;

(d) that Shareholder ceasing or threatening to cease wholly or substantially to carry on its business, otherwise than for the purpose of a reconstruction or amalgamation without insolvency previously approved by the other Shareholders (such approval not to be unreasonably withheld);

(e) the making of an order for liquidation of that Shareholder (other than solvent amalgamation or reconstruction the terms of which have previously been approved by the other Shareholders (such approval not to be unreasonably withheld)); or

(f) that Shareholder, (or where the Shareholder is YOMA) YSH, (or where the Shareholder is PIIHL) HSH is adjudged to be guilty of fraud, financial dishonesty, corruption and/or bribery which materially affects this joint venture contemplated in this Agreement.

22. GUARANTEE

22.1 HSH hereby irrevocably and unconditionally guarantees to each of the Company, YOMA, FMI and YSH the due and punctual performance of all the obligations (whether present or future, actual or contingent) due, owing or incurred by PIIHL under or pursuant to this Agreement, including, without limiting the generality of the foregoing, the payment of all monies that may at any time be or become due and payable by PIIHL under or pursuant to this Agreement, and undertakes with each of the Company, YOMA, FMI and YSH as a continuing obligation that if for any reason PIIHL does not perform any of such obligations HSH will, as primary obligor and not merely as surety, perform such obligations on PIIHL's behalf and will indemnify and keep indemnified each of the Company, YOMA, FMI and

YSH from and against any and all losses, costs (including reasonable legal costs) and expenses which they may sustain, incur or suffer by reason of any default on the part of PIIHL in the performance of the said obligations.

22.2 YSH hereby irrevocably and unconditionally guarantees to each of the Company, PIIHL and HSH the due and punctual performance of all the obligations (whether present or future, actual or contingent) due, owing or incurred by YOMA under or pursuant to this Agreement, including, without limiting the generality of the foregoing, the payment of all monies that may at any time be or become due and payable by YOMA under or pursuant to this Agreement, and undertakes with each of the Company, PIIHL and HSH as a continuing obligation that if for any reason YOMA does not perform any of such obligations YSH will, as primary obligor and not merely as surety, perform such obligations on YOMA's behalf and will indemnify and keep indemnified each of the Company, PIIHL and HSH from and against any and all losses, costs (including reasonable legal costs) and expenses which they may sustain, incur or suffer by reason of any default on the part of YOMA in the performance of the said obligations.

23. CONFIDENTIALITY

23.1 Each Party undertakes that it will not reveal, and will procure that its directors, officers, employees, advisers and agents, will not reveal, to any third party, any confidential information acquired by it in connection with this Agreement or confidential information concerning the organisation, business, finance, the transactions or affairs of each of the other Parties, each Group Company or any other Party without the prior written consent of the Party to which the information relates or through which the information is obtained.

23.2 The provision of the preceding *Clause 23.1* shall not apply to:-

(a) a disclosure to the legal, financial or professional advisors or the bankers of any Party or where required by law, by any governmental or regulatory body or stock exchange; or

(b) a disclosure by the Company reasonably necessary in the ordinary course of business or otherwise in connection with transactions or proposed transactions of the Company.

24. REPRESENTATION AND WARRANTIES

Each Party hereby represents and warrants in respect of itself to each of the others that it:

(a) is a limited liability company duly organized, validly existing, and in good standing under the laws of the jurisdiction of its incorporation,

(b) has not been and is not in the process of being wound up or liquidated,

(c) has the full corporate power to carry on business as contemplated by this Agreement;

(d) has full power and authority to enter into and to perform its obligations under this Agreement which when executed will constitute valid and binding obligations on it in accordance with its terms; and

(e) the execution, delivery or performance of this Agreement or any of the transactions contemplated hereby will not result in any breach of any relationship or business (contractual or otherwise) to which it is a party or any provision of its memorandum and articles of association or result in any third party claims against the Parties.

Each of the representations and warranties in this *Clause 24* shall be deemed to be repeated on and as of each day for the duration of this Agreement as if made with reference to the facts and circumstances existing on each such day.

25. INDEMNIFICATION

25.1 Each Party hereby indemnifies each of the other Parties and holds each of the other Parties harmless in respect of any and all claims, losses, damages, liabilities and expenses (including, without limitation, settlements costs, any legal, accounting and other expenses of investigating or defending any actions, claims or legal proceedings or threatened actions, claims or legal proceedings and any taxes or other amounts payable in respect of any indemnification payments hereunder) together with interest thereon at the Reference Rate, compounded monthly from the date incurred until paid, reasonably incurred by each of other Parties (each an "**Indemnified Party**") in connection with, or as a result of, any misrepresentation or breach of any representation, warranty, covenant, agreement or obligation made by the indemnifying party (the "**Indemnifying Party**") in this Agreement or any misrepresentation contained in any statement, certificate or other document furnished by the Indemnifying Party pursuant to this Agreement.

25.2 All indemnification provided hereunder shall be effected, at the sole option of the relevant Indemnified Party:

(a) out of a holdback or set-off against any payment of any amount of any type payable to the Indemnifying Party or any of its Affiliates by the relevant Indemnified Party or any of its Affiliates, or

(b) by:

(i) the payment of cash in US Dollars,

(ii) delivery of a certified or official bank check in US Dollars, or

(iii) a wire or telegraphic transfer of funds in US Dollars,

in each case by the Indemnifying Party to the relevant Indemnified Party.

26. MISCELLANEOUS

26.1 No variation or amendment to or waiver of any of the provisions of this Agreement shall be valid or effective unless in writing and signed by or on behalf of each Party.

26.2 The provisions of this Agreement shall apply notwithstanding, and prevail over, any provision to the contrary in the Articles and the Parties shall procure that the Articles are suitably amended to remove any such contrary provision. The Shareholders shall, to the extent permitted by applicable law, regulations and rules, whenever necessary exercise all voting and other rights and powers available, and undertake such action necessary, to amend, waive or suspend the relevant provision(s) of the memorandum of association and/or Articles of the Company, and of any Group Company, to the extent necessary to permit the Company and the Group Companies and their affairs to be administered as provided in this Agreement.

26.3 The Parties shall forthwith execute and cause to be delivered to each other all such documents and any other instruments and do all such things as may be necessary or incidental to the establishment and operation of the Company in accordance with the provisions of this Agreement, and shall take any such actions as such other Party may reasonably request for the purpose of carrying out or evidencing any of the transactions contemplated by this Agreement.

26.4 This Agreement shall be binding on the Parties hereto and their respective successors and assigns. None of the Parties hereto shall be entitled to assign this Agreement or any of the rights and obligations hereunder except in accordance with the terms of this Agreement or with the written consent of the other Parties.

26.5 Nothing in this Agreement shall create, or be deemed to create, a partnership, or the relationship of principal and agent, between the Parties or any of them or any other relationship of a similar nature between or among the Shareholders.

26.6 If any provision of this Agreement is held by any court or other competent authority to be invalid or unenforceable in whole or in part, this Agreement shall continue to be valid as to its other provisions and the remainder of the affected provision.

26.7 The rights of each Party shall not be prejudiced or restricted by any indulgence or forbearance extended to any other Parties and no waiver by any Party in respect of any breach shall operate as a waiver in respect of any subsequent breach.

26.8 This Agreement constitutes the entire agreement and understanding between the Parties hereto relating to the subject matter of this Agreement and supersedes all previous proposals, representations, warranties, agreements or undertakings relating thereto whether oral, written or otherwise and none of the Parties has relied on any such proposals, representations, warranties, agreements or undertakings. In this *Clause 26.8*, "this Agreement" includes the Other

Agreements and all documents entered into pursuant to this Agreement.

26.9 Time shall be of the essence in relation to the provisions of this Agreement.

26.10 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which constitute one (1) and the same Agreement.

27. NOTICES

27.1 Any notice or any other information required or authorised by this Agreement shall be given by:-

(a) delivering it by hand;

(b) sending it by prepaid airmail or prepaid registered first class airmail post if the Parties are in the same jurisdiction; or

(c) sending it by facsimile transmission or comparable means of communication;

to the relevant Parties at the following addresses, or in the case of a notice given by facsimile transmission, to the following respective numbers or codes:-

(i) In the case of PIIHL and the Company:-

To: 8th Floor, St. George's Building
2 Ice House Street
Central, Hong Kong

Fax: (852) 2840 7788

Attn: Company Secretary

(ii) In the case of YOMA:-

To: 78 Shenton Way,
Singapore
079120

Fax: (65) 6223 1990

Attn: Chief Executive Officer

(iii) In the case of FMI:-

To: FMI Center Levels 10 and 11
Bogyoke Aung San Road
Pabedan Township

Yangon
Myanmar

Fax: (995) 1 246 881

Attn: Chief Executive Officer

(iv) In the case of YSH:-

To: 78 Shenton Way,
Singapore
079120

Fax: (65) 6223 1990

Attn: Chief Executive Officer

(v) In the case of HSH:-

To: 8th Floor, St. George's Building
2 Ice House Street
Central, Hong Kong

Fax: (852) 2840 7788

Attn: Company Secretary

27.2 Any notice or information given by post in the manner provided by *Clause 27.1* which is not returned to the sender as undelivered shall be deemed to have been given on the seventh day after the envelope containing it was so posted; and proof that the envelope containing any such notice or information was properly addressed, prepaid, registered and posted and that it has not been so returned to the sender, shall be sufficient evidence that the notice or information has been duly given.

27.3 Any notice or information sent by facsimile transmission or comparable means of communication shall be deemed to have been given on the date of transmission, provided that a confirming copy of it is sent as provided in *Clause 27.1* to the relevant Parties at the addresses given above within twenty-four (24) hours after transmission.

27.4 A person who is not party to this Agreement has no rights under the Contracts (Rights of Third Parties) Act (Chapter 53B of Singapore) to enforce any term of this Agreement, but this does not affect any right or remedy of a third party which exists or is available apart from the said Act.

28. DISPUTE RESOLUTION

28.1 If any dispute should arise regarding the interpretation or implementation of this Agreement or any other matter relating to this Agreement, the Parties shall endeavour to settle such dispute through mediation in the spirit of cooperation, understanding and good faith.

28.2 If a dispute arises between the Parties regarding the implementation of this Agreement or any other matter relating to this Agreement, and such dispute has not been resolved pursuant to *Clause 28.1* to the satisfaction of the Parties within twenty-one (21) days after the date on which a written notice of dispute is first given by a Party, any one of the Parties may submit the dispute to the courts of Singapore.

28.3 In the course of resolving disputes under this Agreement, to the extent practicable, the Parties shall continue to perform the terms and conditions of this Agreement that are not in dispute.

29. LAW

29.1 This Agreement shall be governed by and construed in accordance with the laws of Singapore. The Parties irrevocably submit to the non-exclusive jurisdiction of the courts of Singapore, including if necessary the grant of interlocutory relief pending the outcome of that process and the submission to such jurisdiction shall not (and shall not be construed so as to) limit the right of any Party to bring any legal action or proceedings with respect to this Agreement in any other competent jurisdiction, including if necessary the grant of interlocutory relief pending the outcome of that process.

29.2 Each of PIHL and HSH hereby appoints Peninsula Yangon Hotel Management Holdings Pte. Limited of 9 Battery Road, #15–01 Straits Trading Building, Singapore 049910 as its agent for service of all process hereunder or arising in connection with this Agreement.

29.3 FMI irrevocably appoints YOMA as its agent for service of all process hereunder or arising in connection with this Agreement. YSH and YOMA are Singapore companies.

SCHEDULE 1

The Company

Name	Peninsula Yangon Holdings Pte. Limited
Registered office	9 Battery Road, #15-01 Straits Trading Building, Singapore 049910
Authorised share capital	N/A
Issued and paid up capital	1 ordinary share of US$1
Shareholder	Peninsula International Investment Holdings Limited
Directors	Clement King Man Kwok Peter Camille Borer Martyn Peter Alexander Sawyer Christobelle Yi Ching Liao Noor Hasna D/O Jani
Secretary	Abdul Jabbar Bin Karam Din and Chan Poh Kuan
Year end	31st December

SCHEDULE 2

Deed of Adherence

THIS DEED OF ADHERENCE is made the day of 20

BETWEEN:

(1) PENINSULA YANGON HOLDINGS PTE. LIMITED ("the Company") a company incorporated in [ ]; and

(2) [Name of New Shareholder] [description and address of New Shareholder] [("the New Shareholder").

WHEREAS:

(A) On day of 20 the Company and its shareholders entered into a Shareholders Agreement ("the Shareholders Agreement") to which a form of this Deed was attached as *Schedule 2.*

(B) The New Shareholder wishes to [be allotted/have transferred to him/her/it] [ ] shares ("the Shares") in the capital of the Company [from [ ] ("the Old Shareholder")] and in accordance with *Clause 13* of the Shareholders Agreement has agreed to enter into this Deed.

(C) The Company enters this Deed on behalf of itself and as trustee for all the existing Shareholders of the Company.

NOW THIS DEED WITNESSES as follows:

1. INTERPRETATION

In this Deed, except as the context may otherwise require, all words and expressions defined in the Shareholders Agreement shall have the same meanings when used herein.

2. COVENANT

The New Shareholder hereby covenants to the Company as trustee for all other persons who are at present bound by the Shareholders Agreement, and to the Company itself to, with effect from the date on which the New Shareholder is registered as a member of the Company ("Effective Date"), adhere to and be bound by all the duties, burdens and obligations of [a shareholder holding the same class of shares as the Shares/the Old Shareholder] imposed pursuant to the provisions of the Shareholders Agreement and all documents expressed in writing to be supplemental

or ancillary thereto as if the New Shareholder had been named as a party to the Shareholders Agreement.

3. ENFORCEABILITY

Each existing shareholder and/or the Company shall be entitled to enforce the Shareholders Agreement against the New Shareholder and the New Shareholder shall be entitled to all rights and benefits [of the Old Shareholder] under the Shareholders Agreement in each case with effect from the Effective Date and as if the New Shareholder had been named as a party to the Shareholders Agreement.

4. GOVERNING LAW

This Deed of Adherence shall be governed by and construed in all respects in accordance with the laws of Singapore.

IN WITNESS WHEREOF this Deed of Adherence has been executed as a deed on the date first above written.

SIGNED by	)
	)
for and on behalf of	)
[Peninsula Yangon Holdings Pte. Limited]	)
	)
in the presence of:	)

SIGNED by	)
	)
for and on behalf of	)
[New Shareholder]	)
in the presence of:	)

SIGNED by PUN CHI YAM CYRUS)
)
for and on behalf of)
YOMA STRATEGIC INVESTMENTS)
LTD.)
in the presence of :)
(Janet Lau)

SIGNED by)
TUN TUN)
for and on behalf of)
FIRST MYANMAR INVESTMENT CO.,)
LTD.)
in the presence of :)
ALEX MAMO

SIGNED by PUN CHI TUNG MELVYN)
)
for and on behalf of)
SERGE PUN & ASSOCIATES)
(MYANMAR) LIMITED)
in the presence of :)
(Janet Lau)

SIGNED by PUN CHI YAM CYRUS)
)
for and on behalf of)
YOMA STRATEGIC HOLDINGS LTD.)
in the presence of :)
(Janet Lau)

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed as of the Effective Date.

SIGNED by Peter C. Borer)
)
for and on behalf of)
PENINSULA INTERNATIONAL)
INVESTMENT HOLDINGS LIMITED)
in the presence of : Martyn Sawyer)

SIGNED by Peter C. Borer)
)
for and on behalf of)
PENINSULA YANGON HOLDINGS)
PTE. LIMITED)
in the presence of : Martyn Sawyer)

SIGNED by Peter C. Borer)
)
for and on behalf of)
THE HONGKONG AND SHANGHAI)
HOTELS, LIMITED)
in the presence of : Martyn Sawyer)

Date:

CHAIRMAN
Myanmar Investment Commission
Yangon, the Republic of Union of Myanmar

Dear Sirs

FOREIGN CURRENCY REQUIREMENTS IN THE ESTABLISHMENT AND OPERATION OF A REAL ESTATE (HOTEL) DEVELOPMENT AND MANAGEMENT PROJECT

Peninsula Yangon Holdings Pte. Limited (**"PYHL (SG)"**), a special purpose vehicle registered in Singapore by Hong Kong and Shanghai Hotels, Limited (**"HSH"**), and jointly with Peninsula Yangon Holdings (BVI) Limited (**"PYHL (BVI)"**), has submitted an application to the Myanmar Investment Commission ("**MIC**") for an investment permit for Peninsula Yangon Limited (**"PYL"**) a wholly-foreign owned private limited company that will engage in the rehabilitation, refurbishment and operation as a world-class hotel of the former headquarters of the British Burma Railway Company, located along Bogyoke Aung San and Alanpya Pagoda Roads, Pabedan Township, Yangon (The **"Hotel Project"**),

PYHL (SG) and PYHL (BVI), as shareholders of PYL (collectively, the **"Shareholders"**), proposes to enter into respective shareholder's loan agreements with PYL for the provision by the Shareholders of loans to PYL (the **"Loan Arrangements"**). The implementation of these Loan Arrangements will result in an inflow of foreign currency into Myanmar (in the form of loans to be extended by the Shareholders and, subsequently, an outflow of foreign currency from Myanmar (in the form of repayments of principal of such shareholders' loans) ("**Foreign Currency Payments**").

Under Section 39 of the Foreign Investment Law (2012) ("**MFIL (2012)**"), companies granted an investment permit by the MIC ("**MIC Permit and Decision**") have the right to transfer abroad foreign currency "entitled to the person who has brought in foreign capital," [Section 39(a)] and which have been "permitted for withdrawal by the Commission to the person who has brought in foreign capital." [Section 39(b)].

Under Rule 143 of the Rules and Regulations implementing the MFIL (2012) issued by the Ministry of National Planning and Economic Development ("**Notification No. 11/2013**"), investors who wish to "transfer the foreign currency which is not payment for current transactions" may apply for such approval from the Myanmar Investment Commission by submitting (a) an audit report of the related investment business; and (b) a bank statement relating to the foreign currency sought to be remitted.

We would like to respectfully request that the following paragraph and table, where possible, be expressly incorporated in the MIC Permit and Decision that may be issued by the MIC. The grant of such request is critical to the investment plans of PYL.

> ***"The following foreign currency payments to be made by Peninsula Yangon Limited from time to time are approved, subject to the submission of (a) an audit report of the related investment business activity of Peninsula Yangon Limited and (b) a bank statement covering the amount of any intended remittance. The Myanmar Investment Commission will evaluate each application for purposes of ensuring compliance with the above conditions and will, if the above conditions have been fulfilled, issue its written***

permission for each remittance of the foreign currency payments falling within the description set out below.

Supporting Document/Agreement
The foreign currency payments will be the repayment of principal from time to time on any loans to be extended Peninsula Yangon Holdings Pte. Limited or Peninsula Yangon Holdings (BVI) Limited to the Myanmar Investment Commission, to Peninsula Yangon Limited pursuant to a loan agreement, a draft of which has been provided to the MIC.

Thank you for your consideration.

Yours faithfully

For and on behalf of
PENINSULA YANGON HOLDINGS PTE. LIMITED

U THEIM WAI @ MR. SERGE PUN
Promoter/Director

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SHAREHOLDER LOAN AGREEMENT

THIS AGREEMENT is made the day of , 2015

BETWEEN

1. [Peninsula Yangon Holdings Pte. Limited], a company incorporated in Singapore, and having its registered address at [ ] ("**Lender**") of the one part;

AND

2. Peninsula Yangon Limited (Registration Number: [ ]), a company incorporated in Myanmar and having its registered address at [ ] ("**Company**") of the other part.

RECITALS

A. Lender is a shareholder of Company.

B. Lender agrees, at the request of Company, to grant a loan of up to a maximum sum of USD [$100,100,000 (United States Dollars One Hundred Million, One Hundred Thousand dollars)] for the purposes of Company's business needs in Myanmar ("**Loan**"). The parties agree that the Loan shall be granted upon the terms and subject to the conditions hereinafter appearing.

THE PARTIES HERETO AGREE AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION

1.1 In this Agreement where the context so admits, the following expressions shall have the following respective meanings:-

"**Availability Period**" means a period of Twenty Four (24) months from the date of this Agreement.

"**Business Day**" means a day, which is not Saturday, Sunday or public holiday, on which the commercial banks are open for business in Singapore and Yangon;

"**Loan**" means the loan amount of up to a maximum sum of USD [$100,100,000.00] (United States Dollars One Hundred Million, One Hundred Thousand dollars) as required for the purposes of Company's business needs in Myanmar, granted by Lender to Company pursuant to this Agreement from time to time;

"**Parties**" means Lender and Company, including their respective successors-in-title and permitted assigns, and "**Party**" shall mean any one of them;

"**Taxes**" shall have the meaning ascribed thereto in Clause 5A.1 hereto; and

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"**Tax Deduction**" shall mean a deduction or withholding for or on account of the Taxes from a payment under this Agreement.

1.2 Words importing the singular include the plural; words importing any gender include the other gender and words importing persons include bodies corporate and unincorporated; and (in each case) *vice versa*.

1.3 References to Clauses and other provisions are references to clauses and other provisions of this Agreement and any reference to a sub-provision is, unless otherwise stated, a reference to a sub-provision of the provision in which the reference appears.

1.4 The headings in this Agreement shall not affect the interpretation of any provision herein.

1.5 No rule of construction applies to the disadvantage of a party because that party was responsible for the preparation of this Agreement or any part of it.

1.6 References in this Agreement to this Agreement or any other instrument is a reference to this Agreement or that other instrument as amended, varied or substituted from time to time.

1.7 Any reference to a statutory provision shall include such provision and any regulations made in pursuance thereof as from time to time modified or re-enacted whether before or after the date of this Agreement so far as such modification or re-enactment applies or is capable of applying to any transactions contemplated hereunder and (so far as liability thereunder may exist or can arise) shall include also any past statutory provisions or regulations (as from time to time modified or re-enacted) which such provisions or regulations have directly or indirectly replaced.

1.8 If any period of time is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day and if any period of time falls on a day which is not a Business Day then that period is to be deemed to only expire on the next Business Day.

1.9 The term "month" means a period beginning in one calendar month and ending in the next calendar month on the day numerically corresponding to the day of the calendar month on which it commences or, where there is no date in the next calendar month numerically corresponding as aforesaid, the last day of such calendar month, and "months" and "monthly" shall be construed accordingly.

2. AGREEMENT TO GRANT THE LOAN

2.1 In consideration of the terms and conditions herein contained, Lender agrees to grant the Loan to Company, and Company agrees to accept the same.

2.2 Lender shall remit the Loan to a bank account to be designated by Company within fourteen (14) Business Days from the date of receipt of the drawdown notice(s) issued by Company.

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3. INTEREST

3.1 The Loan is interest free.

4. DRAWDOWN OF LOAN

4.1 Company may utilise the Loan or any part thereof by delivery to Lender of a duly completed Drawdown Notice in the form as set out in Annexure 1 hereto at any times within the Availability Period. Any Drawdown Notice issued after the Availability Period will not be entertained nor approved.

4.2 Company may deliver more than one Drawdown Notice during the Availability Period, provided that the aggregate drawdown amounts shall not exceed the Loan. The Loan or any part thereof which are not utilised on or before the Availability Period shall be immediately cancelled upon the expiry of the Availability Period.

5. REPAYMENT OF LOAN

5.1 Company agrees that the Loan shall be repaid by Company within thirty (30) Business Days from the date of demand by Lender.

5.2 Notwithstanding any provision to the contrary herein contained, Company may at any time repay the outstanding Loan, either in part or in full. Subject to Lender's prior written consent having first been obtained, the amount repaid may be re-borrowed by Company upon notice to Lender and the terms and conditions herein shall continue to apply to the amount re-borrowed.

5.3 The repayment of the Loan to be made by Company under this Agreement shall be made without any set-off or counter-claim of any kind whatsoever.

5A. TAXES

5A.1 All payments in connection with the Loan to be made by Company under this Agreement shall be made free and clear of, and without deduction for or on account of, any present or future taxes, duties, deductions, withholdings or other charges of whatsoever nature (the "**Taxes**").

5A.2 If any Taxes according to Clause 5A.1 above are to be paid and if the obligation to pay the Taxes under Clause 5A.1 above is, according to the Myanmar and/or Singapore laws, illegal, Lender shall be entitled to terminate this Agreement by written notice to Company. Upon receipt of such written notice by Company, Company shall prepay all amounts outstanding under this Agreement within such period mutually agreed between both Parties.

5A.3 Company undertakes, where appropriate, in cooperation with Lender, to submit to the competent authorities in the country of domiciliation of Company any statements the filing of which may be necessary in connection with the Taxes and to make any payments due to the fiscal authorities in the country of domiciliation of Company in connection with the Taxes including any statements or payments as Lender may be obliged to file or, as the case may be, to make in this respect.

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5A.4 The aforesaid provision does not apply to any Taxes assessed on Lender under the laws of the jurisdiction in which Lender is incorporated, if that Taxes are imposed on or calculated by reference to the net income received or receivable by Lender.

5A.5 Company shall pay and indemnify Lender against any stamp duty, registration or other similar Taxes payable by Lender in connection with the entry into, performance or enforcement this Agreement.

6. WARRANTIES BY COMPANY

6.1 Company hereby represents and warrants as follows:-

6.1.1 that the acceptance of the terms and conditions of this Agreement shall have been validly authorised, and the same will constitute a valid, binding and unconditional obligation in accordance with such terms; and

6.1.2 that the acceptance of the Loan herein shall not result in a default in or breach of, any law, statute, regulation, covenants, terms, conditions, or provisions of any trust deed, material agreement or other instrument or obligations to which it is a party to or which it is bound.

7. TERMINATION OF AGREEMENT

7.1 In the event that:-

7.1.1 Company is in breach of a material term of this Agreement and such breach is not capable of being remedied or if capable of remedy, is not remedied by Company within fourteen (14) Business Days from the receipt of written notice to remedy by Lender;

7.1.2 if Company passes a winding-up resolution or is served with petition for winding-up and no steps have been taken to set aside the petition, or enters into any composition or arrangement with or for the benefit of his respective creditors; or

7.1.3 any type of insolvency administrator in respect of the property or affairs of Company or any of them is appointed;

then and in any such event the Loan then outstanding and owing under this Agreement shall become due and immediately repayable on demand and Lender shall forthwith become entitled to recover the same and to exercise the rights and powers upon default herein in this Agreement and by law provided without any previous notice to or concurrence on the part of Company.

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8. ASSIGNMENT AND SUCCESSORS BOUND

8.1 Either Parties shall not assign its rights or obligations under this Agreement without the prior written consent of the other Party.

8.2 This Agreement shall be binding on the successor-in-title and permitted assignees of Lender and Company.

9. WAIVER, FORBEARANCE AND VARIATION

9.1 This Agreement shall not be varied or cancelled unless such variation or cancellation shall be expressly agreed to in writing by each Party.

9.2 The failure of any Party at any time to take action against the other Party hereto shall not affect that Party's rights to require full performance of this Agreement at any time thereafter and the waiver by any Party of a breach of any provision of this Agreement shall not constitute a waiver of any subsequent breach thereof or nullify the effectiveness of such provision or the right of any Party to demand redress for the respective losses, damages and prejudices.

10. NOTICES

10.1 Any notice or other communication to be given or sent hereunder shall be left at or sent by prepaid registered post (airmail, if overseas) or facsimile transmission or courier to the Parties at its address or facsimile number set out below or such other address or facsimile number as the Party concerned shall have notified in accordance with this Clause to the other Party:-

10.1.1 [ ]

10.1.2 [ ]

10.2 Any such notice shall be deemed to be served and received:-

10.2.1 if left at any such address, at the time when it is so left;

10.2.2 if sent by post, on the fifteenth (15th) day following the day of posting;

10.2.3 if sent by facsimile transmission, upon facsimile confirmation issued by the transmitting facsimile machine indicating the transmission was successful; and

10.2.4 if sent by courier, on the sixth (6th) day following the day of placing it with the relevant courier services, as the case may be.

11. ENTIRE AGREEMENT

11.1 This Agreement sets forth the entire agreement and understanding between the Parties in connection with the subject matter of this Agreement and supersedes and cancels in all respects all previous letters of intent, correspondence, understandings,

agreements and undertakings (if any) between the Parties with respect to the subject thereof whether any of the foregoing shall be written or oral.

12. INVALIDITY AND SEVERABILITY

12.1 If any provision of this Agreement is or may become under any written law, or is found by any court or administrative body or competent jurisdiction to be illegal, void, invalid, prohibited or unenforceable then:-

12.1.1 such provision shall be ineffective to the extent of such illegality, voidness, invalidity, prohibition or unenforceability;

12.1.2 the remaining provisions of this Agreement shall remain in full force and effect; and

12.1.3 the Parties shall use their respective best endeavours to negotiate and agree on a substitute provision which is valid and enforceable and achieves to the greatest extent possible the economic, legal and commercial objectives of such illegal, void, invalid, prohibited or unenforceable term, condition, stipulation, provision, covenant or undertaking.

13. GOVERNING LAW

13.1 This Agreement shall be governed by and construed in accordance with the laws of Singapore and the Parties hereto agree to submit to the non-exclusive jurisdiction of the Singapore courts.

14. TIME

14.1 Time wherever mentioned shall be of the essence of this Agreement.

15. EXECUTION IN COURTERPARTS

15.1 This Agreement may be executed in any number of counterparts, all of which together constitute one and the same agreement, and any Party may enter into this Agreement by executing a counterpart.

****

[*The rest of this page is intentionally left blank*]

DRAFT

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first above written

Signed by)
)
the authorized signatory)
for and on behalf of)
Peninsula Yangon Holdings Pte. Ltd)
in the presence of:)

Signed by)
)
the authorized signatory)
for and on behalf of)
Peninsula Yangon Limited)
in the presence of:)

DRAFT

Annexure 1
[to be printed under the letterhead of Company]

DRAWDOWN NOTICE

Date : [•]

To : [LENDER]

Re : Notice of Loan Drawdown

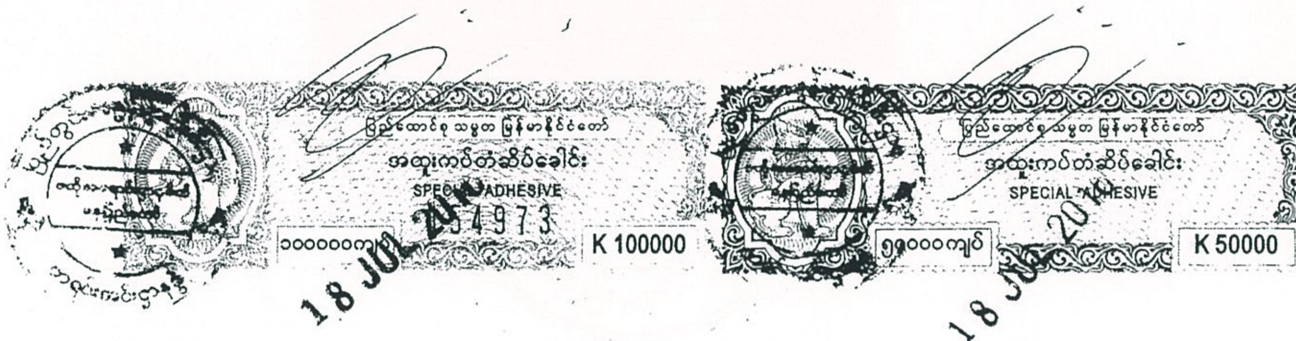
We refer to the loan agreement dated [ ] made between [Shareholder] and [ ] (the "**Loan Agreement**").].

In accordance with clause 4.1 of the Loan Agreement, we request for you to disburse the sum of USD (United States Dollars) to our following bank account:

Account Name:
Account Number:
Name of Bank:
Address of Bank:

Yours faithfully

____
[name]
[designation]
for and on behalf of
Peninsula Yangon Ltd



2016 Build Operate and Transfer Contract No. 1 (International Hotel Project)

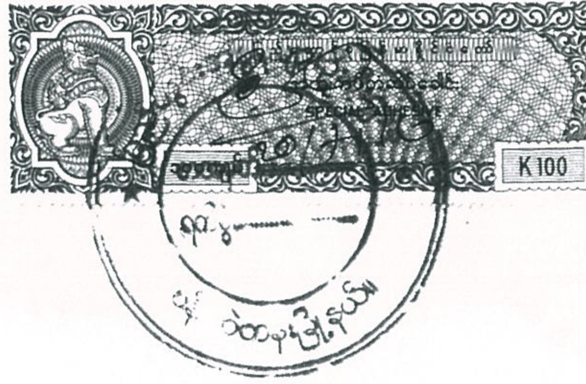
Pursuant to the Build, Operate and Transfer Contract, the Lease Agreement, and the Construction Agreement, all dated 14th August 1993; the Land Lease Agreement dated 18th May 1995; the Supplementary Build, Operate and Transfer Contract, the Supplementary Lease Agreement and the Supplementary Construction Agreement, all dated 9th January 1997; and the Framework Agreement dated 31st December 2015 (collectively "**The Agreements**"), this 2016 Build Operate and Transfer Contract No. 1 ("**2016 BOT Contract No. 1**") is made in Nay Pyi Taw on 23rd July 2016 between:

Myanma Railways of Ministry of Transport and Communications, the Republic of the Union of Myanmar ("**the Lessor**" or "**MR**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this 2016 BOT Contract No. 1 by U Thurein Win, Managing Director, of the one part; and

Meeyahta International Hotel Limited, a limited company incorporated under the laws of the Republic of the Union Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, ("**the Lessee**" or "**MIHL**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this 2016 BOT Contract No. 1 by U Theim Wai @ Mr Serge Pun, of the other part.

(each a "**Party**" and together the "**Parties**").

WHEREAS the Parties have previously executed The Agreements relating to the "**Land**"; specifically the Build, Operate and Transfer Contract, the Lease Agreement and the Construction Agreement all dated 14th August 1993 and executed between MR and Serge Pun & Associates Ltd. ("**SPA**") in relation to, *inter alia*, the renovation and improvement of the existing Myanma Railway Headquarter building into a five star international hotel; the Supplementary Build, Operate and Transfer Contract, the Supplementary Lease Agreement and the Supplementary Construction Agreement all dated 9th January 1997 and executed between MR and MIHL having acknowledged that SPA had assigned all rights and obligations to MIHL; the Land Lease Agreement dated 18th May 1995 executed between MR and Yangon Land Co. Limited ("**YLC**") in relation to the development of a 11-storey building now known as the FMI Centre; and



“စာချုပ်စာတမ်းမူရင်းခွဲ(သို့)မူရင်းမိတ္တူဖြစ်ကြောင်းသက်သေခံချက်”

“ဤစာချုပ်သည် မြန်မာနိုင်ငံတံဆိပ်ခေါင်း အက်ဥပဒေဇယား(၁)တွင်ပါရှိသော အမှတ်စဉ် (၅။ (ဂ))အရ ဆောက်လုပ်ရေး သဘောတူစာချုပ် စာချုပ်အမျိုးအစားဖြစ်၍ တံဆိပ်ခေါင်းခွန် ကျပ် ၁၅၀,၀၀၀/- ထိုက်သင့်သည့် စာချုပ်စာတမ်း အမျိုးအစားဖြစ်ပါသည်၊ မူရင်းစာချုပ်တွင် ထိုက်သင့်သော တံဆိပ်ခေါင်းခွန် ကျပ် ၁၅၀,၀၀၀/- အား ၁၈ . ၇ . ၂၀၁၆ ရက်နေ့၌ ဗဟိုသာကျောင်းပြာနဲ့ ဇိတ ၊ နေပြည်တော် မြို့နယ်တွင် ထမ်းဆောင်ပြီးဖြစ်ကြောင်း တွေ့ရှိရပြီး မူရင်းစာချုပ်နှင့် တိုက်ဆိုင်စစ်ဆေးရာတွင် မှန်ကန်မှုရှိကြောင်း စိစစ်တွေ့ရှိရပါသည်။ ယခု မူရင်းခွဲ (သို့) မူရင်းမိတ္တူ ပြုလုပ်သော စာချုပ်တွင်လည်း ထိုက်သင့်သည့် တံဆိပ်ခေါင်းခွန် ကျပ် ၁၀၀ အား ၂၀ . ၇ - ၂၀၁၆ ရက်နေ့တွင် ပေးဆောင်ပြီးဖြစ်ပါသဖြင့် အဆိုပါမူရင်းစာချုပ်၏ မူရင်းခွဲ(သို့)မူရင်းမိတ္တူဖြစ်ပါကြောင်း သက်သေခံအပ်ပါသည်၊

WHEREAS pursuant to the Framework Agreement the Lessor has agreed that the Land Lease Agreement dated 18th May 1995 relating to the FMI Centre Land shall be assigned from Yangon Land Co. Limited to MIHL and MIHL shall be regarded as the lessee thereunder which land has been amalgamated as part of the Land defined herein; and

WHEREAS MIHL has submitted a proposal to MR for the re-development of the Land and MR, in order to facilitate such commercial re-development, has agreed to the sub-division of the Land totalling 39,177 square metres into two parcels, being the "**International Hotel Project Land**" totalling 13,488 square metres and the "**Landmark Project Land** totalling 25,689 square metres and by 2016 Master Land Lease No. 1 and 2016 Master Land Lease No. 2, entered into of even date MR has leased the two parcels of land to MIHL; and

WHEREAS MIHL wishes to utilise the Land on a Build Operate and Transfer basis to enable the construction, development and operation of a mixed use property complex in accordance with the development plan "**Design Concept**" submitted to the Yangon City Development Committee (YCDC). The "**Projects**" will comprise a 5-star hotel (conserved and converted from the former Myanmar Railway Headquarter building), a 5-star luxurious condominium building, a business hotel and executive serviced apartments tower, two office towers, a retail podium and basement for car park and common facilities which shall be subject to any changes arising from the final construction and development plan, as approved by the MR and YCDC.

NOW, THEREFORE, the Parties have agreed as follows:

DEFINITIONS

In this 2016 BOT Contract No. 1, the following words and expressions shall have the meanings assigned to them except where the context otherwise requires:-

"Aggregate Investment Sum"	means the investment amount approved by the MIC in the incorporation of the International Hotel JV estimated to be around USD 144 million;
"Ancillary Documents"	means the documents which have historical and technical relevance to the Parties and the Land; as included in the agreed bundle prepared and bound as a single reference document, as at the date of signing of this agreement/contract;
"Annual Rent"	means the annual rent payable each year as provided in Clause 3 of the 2016 Master Land Lease Agreement No. 1;
"BOT"	means the Build, Operate and Transfer provisions providing for the transfer of the International Hotel Project to the MR at the end of the Lease Term or earlier as provided for herein;
"Design Concept"	means the proposal for the development of the Projects which was submitted to the YCDC in July 2015;

"FMI Centre Land"	a parcel of land located at 380 Bogyoke Aung San Road, Pabedan Township which is covered by the Land Lease Agreement dated 18th May 1995 between Lessor and Yangon Land Co., Limited;
"Government Authorities"	means persons who have a power to decide the issuance of permits, licences, approvals, acknowledgements and consents;
"International Hotel JV"	means the legal entity to be incorporated in Myanmar with the approval of the MIC and which shall develop the International Hotel Project. As at the date of this 2016 BOT Contract No. 1, it is anticipated that the effective interest in the International Hotel JV will be held by The Hongkong and Shanghai Hotels, Limited ("**HSH**") - 70%, Yoma Strategic Investments Limited ("**YSI**") – 24% and First Myanmar Investment Co. Limited ("**FMI**") – 6%.
"International Hotel Project Land"	is that sub-division of the Land comprising 13488 square metres shown delineated in red on the map attached in the CBAD;
"International Hotel Project"	means the 5 star hotel (conserved and converted from the former Myanma Railways Headquarters building) referred to in the Framework Agreement as the "International Hotel Project" to be developed on the International Hotel Project Land;
"Land"	means land measuring an approximate area of 39,177 square metres located and bordered by Bogyoke Road and Alanpya Road, Pabedan Township in Yangon City, the Republic of the Union of Myanmar to be used for development of the Projects;
"Landmark Project"	means the 5-star luxurious condominium building, a business hotel and executive serviced apartments tower, two office towers, a retail podium and basement for car park and common facilities to be developed on the Landmark Project Land;
"Landmark Project Land"	is that sub-division of the Land comprising 25,689 square metres shown delineated in red on the map attached in the CBAD;
"Laws of Myanmar"	means all laws, ordinances, decrees, regulations, decisions, circulars, guidelines, rules (including any industry policies, rules and norms), orders resolutions, and other legal instruments or any interpretation of any of the foregoing, which are legally effective and which are enacted, issued, promulgated, approved or announced by any Myanmar Authorities, including but not limited to such instruments published by Government

	Authorities responsible for customs, environmental protection, tax and foreign exchange control;
"Lease"	means the lease of the International Hotel Project Land to be granted by the Lessor to the Lessee for the Lease Term pursuant to 2016 Master Land Lease No. 1;
"Lease Term"	shall have the meaning as ascribed to it in Clause 1 (a) of this 2016 BOT Contract No. 1;
"Material Term or Condition"	Means any term or condition which breach thereof has an irreparable damage or serious and significant financial loss on the non-defaulting Party;
"MIC"	means Myanmar Investment Commission of the Republic of the Union of Myanmar;
"MMK" or "Myanmar Kyat"	means the legal currency of the Republic of the Union of Myanmar;
"Myanmar"	means the Republic of the Union of Myanmar;
"Net Lettable Area"	means the total aggregate of the rentable area of the facilities of the International Hotel Project (excluding public areas such as, but not limited to, common areas, common gardens, driveways, parking, elevators, staircases, halls, lobbies, corridors, public balconies, public rest rooms areas) which shall be a minimum of 7,665 square metres and subject to final approval from YCDC and the relevant Government Authorities and shall include any rentable area that may be made permanently available in the future;
"Project Assurance Committee"	means the committee established with reference to the letter from the Myanma Railways of Ministry of Rail Transportation (now known as Ministry of Transport and Communications), dated 22 January 2016, comprising of the personnel as attached with the objectives of monitoring the construction and development of the International Hotel Project and rendering assistance to resolve any potential disputes arising between the MR and MIHL during the construction of the International Hotel Project.
"Projects"	means the mixed-used property complex comprising the Landmark Project and the International Hotel Project to be constructed, developed and operated on the Land in accordance with the Design Concept;

"Signing Date"	means the signing date of this 2016 BOT Contract No. 1;
"The Agreements"	means The Build, Operate and Transfer Contract; the Lease Agreement; and the Construction Agreement all dated 14th August 1993 and executed between MR and Serge Pun & Associates Ltd. and the Land Lease Agreement dated 18th May 1995; the Supplementary Build, Operate and Transfer Contract; the Supplementary Lease Agreement and the Supplementary Construction Agreement all dated 9th January 1997 and executed between MR and MIHL; and the Framework Agreement dated 31st December 2015 and executed between MR, MIHL and Yangon Land Co. Limited;
"USD" or **"US Dollar"**	means legal currency of the United States of America.

THE LEASE AND THE LEASE TERM

1. (a) The Land comprises a total land area of 39,177 square metres which will be sub-divided into the International Hotel Project Land totalling 13,488 square metres and the Landmark Project Land totalling 25,689 square metres. In accordance with the Foreign Investment Law 2012 (and any subsequent enabling legislation) the Lease will be for a period of an initial 50 (fifty) years, commencing on 1 January 1998, and any further period extended under the Foreign Investment Law 2012 ("**Lease Term**").

(b) In consideration of the "**Annual Rent**" MR has agreed to Lease the International Hotel Project Land to MIHL but specifically excluding all mines, mineral products, coal, petroleum, and other natural resources as well as buried treasure occurring in, under or within the said land.

(c) The particulars of the Projects; The Rental Land Use Premium; The Annual Rent; Additional Payments and Guarantees; and Penalties for Delay are all detailed in Clauses 1,2,3,4 and 5 of the 2016 Master Land Lease No.1 executed of even date. The International Hotel Project shall be completed within 42 months commencing from 6 months after the signing of this 2016 BOT Contract No. 1 and the 2016 Master Land Lease No.1 or the incorporation of the International Hotel JV, whichever is later, for all the construction permits from the relevant authorities in respect of the Projects to be applied for and obtained (provided that any delay in construction for the Projects attributable to a Force Majeure event and any delay in obtaining the construction permits not attributable to the fault of MIHL shall be allowed a corresponding extension of the completion date).

(d) This 2016 BOT Contract No. 1 and the 2016 Master Land Lease No.1 shall be read together to reflect the obligations of the Parties in relation to the leasing and development of the International Hotel Project Land on a BOT basis. The Parties also have a bundle of relevant Ancillary Documents agreed and dated of even date

("**Common Bundle of Ancillary Documents**" or "**CBAD**") which shall form an integral part of this 2016 BOT Contract No. 1 and the 2016 Master Land Lease No. 1. However in the event of any conflict, the terms of this 2016 BOT Contract No.1 and the 2016 Master Land Lease No. 1 shall prevail over the terms and conditions of the Ancillary Documents.

(e) The Parties hereby confirm and agree that the terms of the 2016 Master Land Lease No. 1 and this 2016 BOT Contract No. 1 shall substitute The Agreements.

THE BUILD, OPERATE AND TRANSFER PROVISIONS

2 (a) MR authorises the completion and operation of the International Hotel Project as a Build, Operate and Transfer **"BOT"** project.

(b) The Parties acknowledge that the sub-division of the Land into the International Hotel Project Land and the Landmark Project Land is for the sole purpose of enabling each of the lands to be separately developed. In that regard, the Parties agree that MIHL shall assign and/or transfer all of its rights and obligations relating to the International Hotel Project to the International Hotel JV to be incorporated in Myanmar with the approval of the MIC. In addition, MIHL agrees that no demolition works shall commence on the International Hotel Project Land until the International Hotel JV is incorporated.

(c) MIHL shall, with the support of MR, submit an application to the MIC for approval to incorporate the International Hotel JV which effective interest will be held by HSH - 70%, YSI – 24% and FMI – 6% no later than 3 months after the Signing Date. The Parties shall execute any other documents necessary to give effect to the assignment and transfer of MIHL's rights and obligations to the International Hotel JV. MIHL shall procure that upon completion of the assignment and/or transfer of such rights and obligations, the International Hotel JV shall observe and perform the provisions and obligations applicable to MIHL under this 2016 BOT Contract No. 1 including the responsibility of developing and completing the International Hotel Project and for its operation during the Lease Term and in return MIHL acknowledges that the International Hotel JV shall be entitled to any and all the rights and benefits of this 2016 BOT Contract No. 1.

(d) MIHL shall bear any applicable stamp duty payable on the signing of this 2016 BOT Contract No. 1.

MIHL'S COVENANTS

3. MIHL covenants with Lessor as follows:-

(a) To make any payments due under the 2016 Master Land Lease No. 1 on the due date and in the manner appointed for payment thereof and also to pay fees or charges collectable by the relevant Government Authorities with respect to any services supplied;

(b) Without prejudice to Clause 6, save as has been expressly permitted by MR under this 2016 BOT Contract No. 1, MIHL shall only be entitled to sub-lease, mortgage, assign or transfer the whole or a significant part of the leasehold interest in the International Hotel Project Land hereby created with the prior written consent of the Lessor which consent shall not be unreasonably withheld or delayed;

(c) To utilise the International Hotel Project Land for the purpose of constructing and subsequently operating the business of the International Hotel Project;

(d) To ensure that all activities and operations carried out on the International Hotel Project Land including the construction and related facilities, are in conformity with the Laws of Myanmar;

(e) To be responsible, to the extent possible and reasonably practicable, for the preservation of the environment at and around the area of the International Hotel Project Land site, MIHL shall exert its best efforts to ensure the control of pollution of air, water and land and other degradation;

(f) To take necessary measures in order to fulfil environmental protection as prescribed by the laws of Myanmar such as installation of the waste water treatment plant and other treatment procedures to keep the International Hotel Project site environmentally friendly;

(g) To restrict, to the extent possible and reasonably practicable, any kind of destruction and action which may cause annoyance to the local community or impact adversely upon cultural and religious activities which are of importance to the local community or which unreasonably affect the local cultural environment;

(h) Where possible, to the extent reasonably practicable, to ensure the use of Myanmar staff in the International Hotel Project, and provide on-the-job training to such staff so as to improve their efficiency in the various disciplines;

(i) Where possible to ensure the International Hotel Project installs international communication systems, as permitted by the Ministry of Communications and Information Technology;

(j) MR shall have the right to appoint and pay for a recognised auditor to inspect and audit the books of accounts of the International Hotel Project within 60 (sixty) days after the day of completion of the annual financial statements and upon reasonable prior written notice; and

(k) MIHL shall have the right to sub-contract any material part of the construction of the International Hotel Project provided that it shall be responsible towards MR for such construction works and MIHL shall have the full right to operate and manage

(including any such expansion, repair, rebuilding or renovation required) the International Hotel Project thereof.

MR'S COVENANTS

4. MR covenants with MIHL as follows:-

(a) MR covenants, represents and warrants that it has the legal and beneficial ownership rights to the International Hotel Project Land, is authorised to lease the International Hotel Project Land to MIHL in accordance with the terms of this 2016 BOT Contract No. 1;

(b) MR covenants with the Lessee that each of MIHL and its respective authorised personnel shall have peaceful and quiet possession, use, enjoyment and access to the International Hotel Project Land during the Lease Term and the construction period without any interruption or disturbance by MR;

(c) MIHL ensuring all payments are made under this 2016 BOT Contract No. 1 and all covenants hereinbefore contained are performed, MR hereby covenants with MIHL that MIHL and any person lawfully occupying the International Hotel Project Land shall peacefully and quietly hold the International Hotel Project Land during the Lease Term without any interruption or disturbance of whatsoever nature by the Lessor or any person lawfully claiming to represent MR. In the event of there being interruption or disturbance from any Government Authorities under this Clause 4 (c), MR shall use all efforts to assist MIHL and to stop or prevent such occurrence in any way prejudicing the International Hotel Project;

(d) To obtain the approval and consent from the relevant Government Authorities to implement this 2016 BOT Contract No. 1;

(e) To assist MIHL and any relevant investor involved or invested in the International Hotel Project to apply for the tax exemptions, privileges and reliefs which are available under any prevailing Union of Myanmar Foreign Investment Law and related rules, regulations and notifications;

(f) To assist Lessee and any relevant investor involved or invested in the International Hotel Project in any issues to secure from the relevant Government Authorities of Myanmar all approvals, licenses, and permits which are necessary for MIHL's or any third party investors' performance under this 2016 BOT Contract No. 1 (including, but not limited to, any building or construction permits and/or licences, registrations, import licences for materials, machinery, equipment for the International Hotel Project thereof);

(g) MIHL shall be entitled to remit the profit arising from the operation of the International Hotel Project annually or at any time of the financial year after completely paying the commercial tax, income tax, profit tax, to the Government Authorities concerned and having obtained prior clearance of the respective Ministries

and the Central Bank of Myanmar. However, payment of the Annual Rent and any other payments due hereunder must be made to the MR before the net profit remittance. The net profit remittances shall not be subject to any tax duties and charges by any Myanmar Authority unless otherwise required under the prevailing laws; and

(h) Mineral resources, treasures, gems and natural resources discovered unexpectedly from, in or under the International Hotel Project Land during the term of this 2016 BOT Contract No. 1 shall be property of the MR, and the MR shall be at liberty to excavate the aforesaid at any time and in that regard MR shall indemnify, defend and hold MIHL harmless from and against any and all claims, demands, actions, losses, damages, assessments, charges, liabilities, costs and expenses (including without limitation interest, penalties, and legal fees and disbursements) which may at any time be suffered or incurred by, or be assessed against, any and all of them, directly or indirectly, on account of or in connection with such excavation to be undertaken by MR.

DEFAULT BY LESSEE

5. It is hereby mutually agreed that if MIHL shall in any substantial respect fail to perform or observe the terms and conditions of this 2016 BOT Contract No. 1 and fails to rectify such non-performance or not-observance in compliance with the notices from the Lessor of such default in accordance with Clause 7 (b), MR shall, subject always to Clause 6 (c), be at liberty to re-enter upon and take possession of the International Hotel Project Land covered by this 2016 BOT Contract No. 1 and the Lease Term shall thereupon cease.

OPERATION OF THE PROJECT

6.

(a) Upon the completion of the whole or part of the construction of the International Hotel Project, which allows for occupation, MIHL shall have the right to lease, transfer, assign or dispose (subject to the relevant Laws of Myanmar) any such property or space or unit thereof in part to any Myanmar or Foreign, person or entity, in Myanmar Kyat or foreign currency.

(b) In relation to the transfer, sub-lease, mortgage, encumbrance or assignment of any property or space or unit thereof in the International Hotel Project, MR acknowledges that MIHL must have flexibility in order to operate the International Hotel Project, and hereby grants MIHL authority to transfer, sub-lease, mortgage, encumber or assign any such category of property or space or unit thereof in the International Hotel Project to Myanmar or foreign, persons or entities, during the Lease Term subject to the relevant Laws of Myanmar (including the right of use over such property or space or unit or any other rights as may be provided for under the prevailing laws).

(c) MR agrees that so long as the relevant portion of the Annual Rent and any other payments due to MR under this 2016 BOT Contract No. 1, in respect of any property

or space or unit thereof in the International Hotel Project is paid to MR the occupants of such property or space or unit thereof in the International Hotel Project including any transferees, tenants, occupants, mortgagees or assignees shall peacefully occupy, hold, enjoy and retain all their respective rights in connection with the property or space or unit thereof without any interruption whatsoever from MR. MR confirms it will recognise the validity of such sub-lease arrangements and shall recognise the rights of and deal directly with such transferees, tenants, occupants, mortgagees or assignees during the Lease Term as if they are MIHL including executing an agreement to give effect to all the rights of such transferee, tenants, occupants, mortgagee or assignee subject to the relevant Laws of Myanmar.

TERMINATION

7. (a) This 2016 BOT Contract No. 1 may be terminated on the occurrence of one of the following events:

(I) Agreement in writing from both MR and MIHL to terminate;

(II) Continuing breach of any Material Term or Condition of this 2016 BOT Contract No. 1 after the expiry of the notice period in Clause 7(b);

(III) Bankruptcy or insolvency of MIHL; or

(IV) A Force Majeure event under the circumstances referred to in Clause 14 (c) below.

(b) In the event of failure by MIHL to carry out its responsibilities under Clause 7 (a) (II), above), MR shall immediately notify MIHL in writing of such failure and MIHL shall be given 180 calendar days ("**Cure Period**") from receipt of the notice to rectify its non-performance. If MIHL fails to rectify the non-performance prior to the end of the Cure Period, MR shall have the right to terminate the 2016 BOT Contract No. 1 and subject to Clause 6 (c), all material assets shall as a consequence be transferred in accordance with the BOT.

ARBITRATION

8. (a) If any dispute should arise regarding the interpretation or implementation of this 2016 BOT Contract No. 1 or any other matter relating to this 2016 BOT Contract No. 1, MR and MIHL shall endeavour to settle such dispute through mediation in the spirit of cooperation, understanding and good faith.

(b) If the Parties fail to settle a dispute pursuant to Clause 8 (a) then any dispute shall be settled by arbitration. The arbitration shall be conducted in the English language and held in Yangon, the Republic of the Union of Myanmar. The arbitration proceedings shall in all respects conform to the Myanmar Arbitration Law or any subsisting statutory modification thereof. Arbitration fees shall be borne by the Party or Parties against whom the award is made. The arbitral tribunal shall consist of three (3) arbitrators. In rendering its decision or award, the arbitration tribunal shall consider the relevant Laws

of Myanmar and the intentions of MR and MIHL insofar as they can be ascertained from this 2016 BOT Contract No. 1.

(c) In the course of resolving disputes under this 2016 BOT Contract No. 1, to the extent practicable, MR and MIHL shall continue to perform the terms and conditions of this 2016 BOT Contract No. 1 that are not in dispute.

GOVERNING LAW

9. This 2016 BOT Contract No. 1 shall be governed by, read and construed in all respects in accordance with the Laws of Myanmar.

TERM OF THE AGREEMENT

10. The Lease shall come into effect from the date of signing of both Parties of this 2016 BOT Contract No. 1 and shall be valid until the expiry of the Lease Term unless terminated in accordance with this 2016 BOT Contract No. 1.

LESSOR'S CONTINUING RIGHT

11. It is also hereby mutually agreed that if MR lawfully takes possession of the International Hotel Project pursuant to the terms of this 2016 BOT Contract No. 1 then such right of re-entry shall not prejudice any right of action of MR for the recovery of money due from MIHL by way of rent or compensation for damages.

RENEGOTIATION OF THE 2016 BOT CONTRACT NO. 1

12. In the event that any situation or condition arises due to circumstances not envisaged in the 2016 BOT Contract No. 1 resulting in MIHL not being able to fulfil any of its obligations or affecting the operations and/or businesses of any part of the International Hotel Project and which warrants amendment to this 2016 BOT Contract No. 1, MR and MIHL shall make the necessary amendments in writing, subject to the approval of the MIC.

LANGUAGE

13. All correspondence related to this 2016 BOT Contract No. 1 shall be in English.

FORCE MAJEURE

14. (a) If either Party is temporarily rendered unable, wholly or in part, by Force Majeure to perform its duties or accept performance by the other Party under this 2016 BOT Contract No. 1, it is agreed that the affected Party gives notice to the other Party within 14 days after it is aware of the occurrence of the cause relied upon giving full particulars in writing of such Force Majeure. The duties of such Party as are affected by such Force Majeure shall with the approval of the other Party, which approval shall not be unreasonably withheld, be suspended during the continuance of the inability so caused, but for no longer period, and such cause shall as far as possible

be removed with all reasonable dispatch. Neither Party shall be responsible for delay, damage or loss caused by Force Majeure.

(b) The term "**Force Majeure**" as employed herein shall mean Act of God, restraint by Government Authorities, strikes, lockout, industrial disturbances, explosions, fires, floods, earthquakes, storms, lightning flood, and any other causes similar to the kind herein enumerated which are beyond the control of either Party and by which the exercise of due care and diligence either Party is unable to overcome.

(c) If the execution of substantially all the works in progress under the International Hotel Project is suspended under Clause 14 (a) above for a continuous period of 180 days or more within a period of 365 days, either Party at its discretion may notify the other Party in writing of its intention to terminate this 2016 BOT Contract No. 1 and the other Party shall be given 180 days ("**Rectification Period**") from receipt of the notice to resume the execution of works in progress under the International Hotel Project. If the execution of works in progress cannot be resumed within the Rectification Period, this 2016 BOT Contract No. 1 shall be terminated and subject to Clause 7 (c), all material assets shall as a consequence be transferred in accordance with the BOT.

NOTICE

15. Any notice and other communication given pursuant to the provisions of this 2016 BOT Contract No. 1 shall, unless otherwise specially provided, be given by personal recorded service, couriered mail, fax, or receipted email, to the addresses of the Parties set out below and marked for the attention of the signatories to this 2016 BOT Contract No. 1 or their successors:-

Myanma Railways

Address: Myanma Railways Head Office, NayPyiTaw Station, NayPyiTaw.
Fax No.: 067-77016
Phone No.: 067-77000

Meeyahta International Hotel Limited

Address: FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon.
Fax No.: 01246882
Phone No.: 01240363

LAWS OF PERFORMANCE

16. Both Parties shall carry out their obligations arising out of this 2016 BOT Contract No. 1 in accordance with the laws of the Republic of the Union of Myanmar.

INVESTMENT AMOUNT

17. The International Hotel Project has an estimated Aggregate Investment Sum of USD 144 million subject to the approval of the MIC.

MODIFICATION

18. This 2016 BOT Contract No. 1 shall not be amended or modified in any respect except by the mutual consent in writing of both Parties.

RETRANSFER OF LAND AND BUILDINGS

19. At the expiry of the Lease Term or the earlier termination of the 2016 BOT Contract No. 1 and subject to Clause 6 (c), the International Hotel Project and the International Hotel Project Land shall in entirety, except for furniture, movable fixtures (i.e. any items and structures which may be removed without any permanent damage to the land and building) and equipment, be transferred back to MR without any consideration and in good working condition, fair wear and tear excepted. The Parties shall discuss and finalise the retransfer procedures 12 months before the expiry of the Lease Term or as soon as reasonably possible upon the earlier termination of the 2016 BOT Contract No. 1.

IN WITNESS whereof MR and MIHL have hereto have executed this 2016 BOT Contract No. 1 on the day the month and the year first above mentioned.





Signed by **U Thurein Win**
For and on behalf of by **Myanma Railways of Ministry of Transport and Communications**

Signed by **U Theim Wai @ Mr. Serge Pun**
For and on behalf of **Meeyahta International Hotel Limited**

Date: 23rd July 2016

In the presence of:

U Aung Myint Hlaing
General Manager (Commercial)
Myanma Railways

Date: 23rd July 2016

In the presence of:

U Linn Myaing
Director
First Myanmar Investment Co., Ltd



2016 Master Land Lease No. 1 (International Hotel Project)

Pursuant to the Build, Operate and Transfer Contract, the Lease Agreement, and the Construction Agreement, all dated 14th August 1993; the Land Lease Agreement dated 18th May 1995; the Supplementary Build, Operate and Transfer Contract, the Supplementary Lease Agreement and the Supplementary Construction Agreement, all dated 9th January 1997; and the Framework Agreement dated 31st December 2015 (collectively "**The Agreements**"), this agreement ("**2016 Master Land Lease No. 1**") is made in Nay Pyi Taw on 23rd July 2016 between:

Myanma Railways of Ministry of Transport and Communications, the Republic of the Union of Myanmar ("**the Lessor**" or "**MR**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this 2016 Master Land Lease No. 1 by U Thurein Win, Managing Director, of the one part; and

Meeyahta International Hotel Limited, a limited company incorporated under the laws of the Republic of the Union Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, ("**the Lessee**" or "**MIHL**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this 2016 Master Land Lease No. 1 by U Theim Wai @ Mr Serge Pun, of the other part.

(each a "**Party**" and together the "**Parties**").



WHEREAS the Parties have previously executed The Agreements relating to the "**Land**"; specifically the Build, Operate and Transfer Contract, the Lease Agreement and the Construction Agreement all dated 14th August 1993 and executed between MR and Serge Pun & Associates Ltd. ("**SPA**") in relation to, *inter alia*, the renovation and improvement of the existing Myanma Railway Headquarter building into a five star international hotel; the Supplementary Build, Operate and Transfer Contract, the Supplementary Lease Agreement and the Supplementary Construction Agreement all dated 9th January 1997 and executed between MR and MIHL having acknowledged that SPA had assigned all rights and obligations to MIHL; the Land Lease Agreement dated 18th May 1995 executed between MR and Yangon Land Co. Limited ("**YLC**") in relation to the development of a 11-storey building now known as the FMI Centre; and

WHEREAS pursuant to the Framework Agreement the Lessor has agreed that the Land Lease Agreement dated 18th May 1995 relating to the FMI Centre Land shall be assigned from Yangon Land Co. Limited to MIHL and MIHL shall be regarded as the lessee thereunder which land has been amalgamated as part of the Land defined herein; and

WHEREAS MIHL has submitted a proposal to MR for the re-development of the Land and MR, in order to facilitate such commercial re-development, has agreed to the sub-division of the Land totalling 39,177 square metres into two parcels, being the "**International Hotel Project Land**" totalling 13,488 square metres and the "**Landmark Project Land**" totalling 25,689 square metres, the terms of this 2016 Master Land Lease No. 1, relating to the International Hotel Project Land, and the terms of the 2016 Master Land Lease No.2 relating to the Landmark Project Land, both Master Land Leases being executed of even date, giving effect to the subdivision of land, and which read together shall in all relevant respects substitute The Agreements; and



WHEREAS the Lessee wishes to utilise the Land to enable the construction, development and operation of a mixed use property complex in accordance with the development plan "**Design Concept**" submitted to the Yangon City Development Committee (YCDC). The "**Projects**" will comprise a 5-star hotel (conserved and converted from the former Myanma Railway Headquarter building), a 5-star luxurious condominium building, a business hotel and executive serviced apartments tower, two office towers, a retail podium and basement for car park and common facilities which shall be subject to any changes arising from the final construction and development plan, as approved by the MR and YCDC, more particularly described in Clause 1 (f) below.

NOW, THEREFORE, the Parties have agreed as follows:

DEFINITIONS

In this 2016 Master Land Lease No. 1, the following words and expressions shall have the meanings assigned to them except where the context otherwise requires:-

"**Aggregate Investment Sum**"	means the investment amount approved by the MIC in the incorporation of the International Hotel JV estimated to be around USD 144 million;
"**Ancillary Documents**"	means the documents which have historical and technical relevance to the Parties and the Land; as included in the agreed bundle prepared and bound as a single reference document, as at the date of signing of this agreement/contract;



"Annual Rent"	means the annual rent payable each year as provided in Clause 3 of the 2016 Master Land Lease Agreement No. 1;
"BOT"	means the Build, Operate and Transfer provisions providing for the transfer of the International Hotel Project to the MR at the end of the Lease Term or earlier as provided for herein;
"Design Concept"	means the proposal for the development of the Projects which was submitted to the YCDC in July 2015;
"FMI Centre Land"	a parcel of land located at 380 Bogyoke Aung San Road, Pabedan Township which is covered by the Land Lease Agreement dated 18th May 1995 between Lessor and Yangon Land Co., Limited;
"Government Authorities"	means persons who have a power to decide the issuance of permits, licences, approvals, acknowledgements and consents;
"International Hotel JV"	means the legal entity to be incorporated in Myanmar with the approval of the MIC and which shall develop the International Hotel Project. As at the date of this 2016 Master Land Lease No. 1, it is anticipated that the effective interest in the International Hotel JV will be held by The Hongkong and Shanghai Hotels, Limited ("**HSH**") - 70%, Yoma Strategic Investments Limited ("**YSI**") – 24% and First Myanmar Investment Co. Limited ("**FMI**") – 6%.



"International Hotel Project Land" is that sub-division of the Land comprising 13488 square metres shown delineated in red on the map attached in the CBAD;

"International Hotel Project" means the 5 star hotel (conserved and converted from the former Myanma Railways Headquarters building) referred to in the Framework Agreement as the "International Hotel Project" to be developed on the International Hotel Project Land;

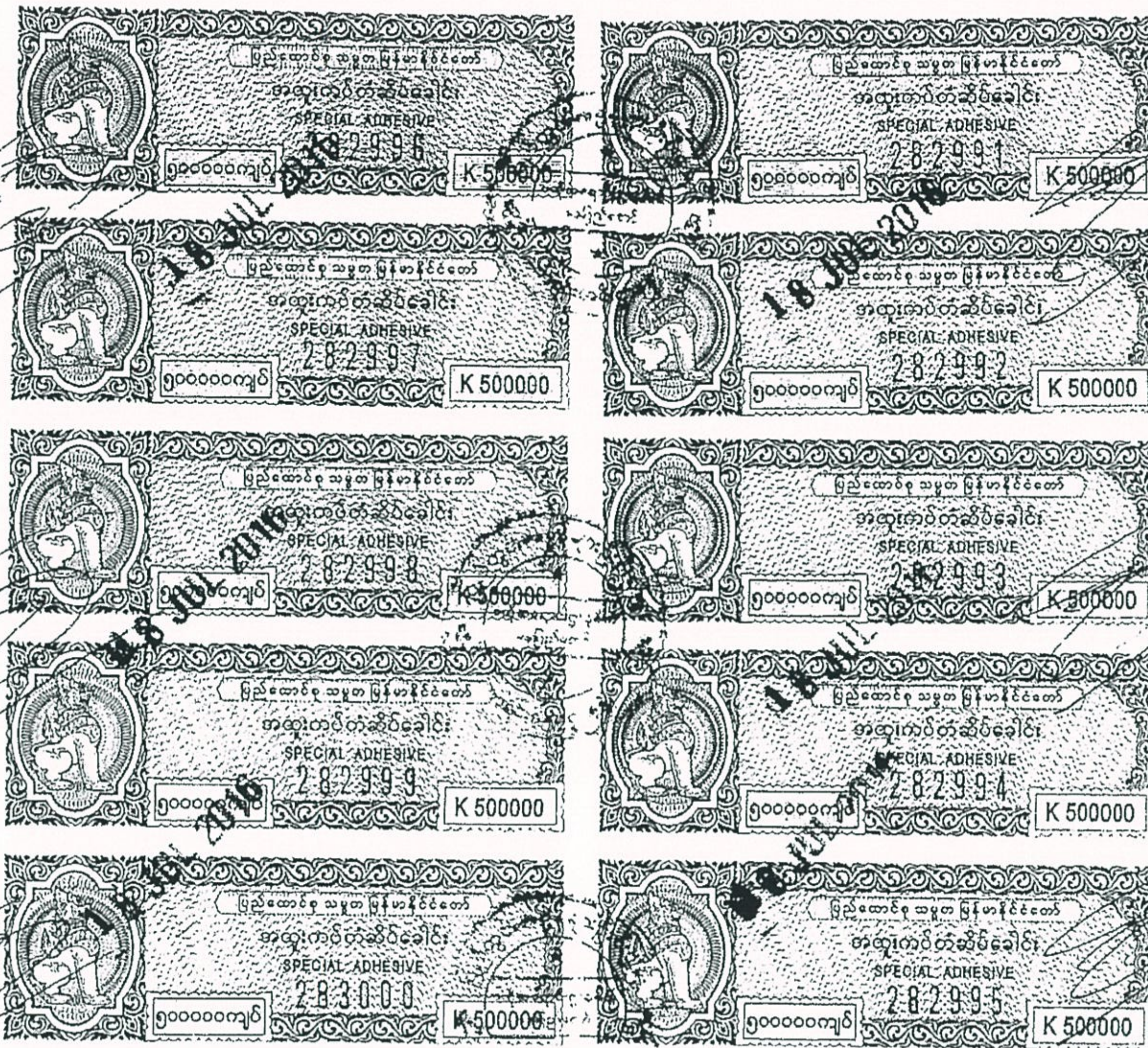
"Land" means land measuring an approximate area of 39,177 square metres located and bordered by Bogyoke Road and Alanpya Road, Pabedan Township in Yangon City, the Republic of the Union of Myanmar to be used for development of the Projects;

"Landmark Project" means the 5-star luxurious condominium building, a business hotel and executive serviced apartments tower, two office towers, a retail podium and basement for car park and common facilities to be developed on the Landmark Project Land;

"Landmark Project Land" is that sub-division of the Land comprising 25,689 square metres shown delineated in red on the map attached in the CBAD;



"Laws of Myanmar"	means all laws, ordinances, decrees, regulations, decisions, circulars, guidelines, rules (including any industry policies, rules and norms), orders resolutions, and other legal instruments or any interpretation of any of the foregoing, which are legally effective and which are enacted, issued, promulgated, approved or announced by any Myanmar Authorities, including but not limited to such instruments published by Government Authorities responsible for customs, environmental protection, tax and foreign exchange control;
"Lease"	means the lease of the International Hotel Project Land to be granted by the Lessor to the Lessee for the Lease Term pursuant to 2016 Master Land Lease No. 1;
"Lease Term"	shall have the meaning as ascribed to it in this 2016 Master Land Lease No.1;
"Material Term or Condition"	means any term or condition which breach thereof has an irreparable damage or serious and significant financial loss on the non-defaulting Party;
"MIC"	means Myanmar Investment Commission of the Republic of the Union of Myanmar;



"MMK" or "Myanmar Kyat" means the legal currency of the Republic of the Union of Myanmar;

"Myanmar" means the Republic of the Union of Myanmar;

"Net Lettable Area" means the total aggregate of the rentable area of the facilities of the International Hotel Project (excluding public areas such as, but not limited to, common areas, common gardens, driveways, parking, elevators, staircases, halls, lobbies, corridors, public balconies, public rest rooms areas) which shall be a minimum of 7,665 square metres and subject to final approval from YCDC and the relevant Government Authorities and shall include any rentable area that may be made permanently available in the future;

"Project Assurance Committee" means the committee established with reference to the letter from the Myanma Railways of Ministry of Rail Transportation (now known as Ministry of Transport and Communications), dated 22 January 2016, comprising of the personnel as attached with the objectives of monitoring the construction and development of the International Hotel Project and rendering assistance to resolve any potential disputes arising between the MR and MIHL during the construction of the International Hotel Project.



"**Projects**"	means the mixed-used property complex comprising the Landmark Project and the International Hotel Project to be constructed, developed and operated on the Land in accordance with the Design Concept;
"**Signing Date**"	means the signing date of this 2016 Master Land Lease No. 1;
"**The Agreements**"	means The Build, Operate and Transfer Contract; the Lease Agreement; and the Construction Agreement all dated 14th August 1993 and executed between MR and Serge Pun & Associates Ltd. and the Land Lease Agreement dated 18th May 1995; the Supplementary Build, Operate and Transfer Contract; the Supplementary Lease Agreement and the Supplementary Construction Agreement all dated 9th January 1997 and executed between MR and MIHL; and the Framework Agreement dated 31st December 2015 and executed between MR, MIHL and Yangon Land Co. Limited;
"**USD**" or "**US Dollar**"	means legal currency of the United States of America.



THE LEASE AND THE LEASE TERM

1. (a) The Land comprises a total land area of 39,177 square metres which will be sub-divided into the International Hotel Project Land totalling 13,488 square metres and the Landmark Project Land totalling 25,689 square metres.

   (b) The Parties acknowledge that the sub-division of the Land into the International Hotel Project Land and the Landmark Project Land is for the sole purpose of enabling each of the lands to be separately developed. In that regard, the Parties agree that MIHL shall assign and/or transfer all of its rights and obligations relating to the International Hotel Project to the International Hotel JV to be incorporated in Myanmar with the approval of the MIC. In addition, MIHL agrees that no demolition works shall commence on the International Hotel Project Land until the International Hotel JV is incorporated.



(c) MIHL shall, with the support of MR, submit an application to the MIC for approval to incorporate the International Hotel JV with an estimated Aggregate Investment Sum of USD 144 million which effective interest will be held by HSH - 70%, YSI – 24% and FMI – 6% no later than 3 months after the Signing Date. The Parties shall execute any other documents necessary to give effect to the assignment and transfer of MIHL's rights and obligations to the International Hotel JV. MIHL shall procure that upon completion of the assignment and/or transfer of such rights and obligations, the International Hotel JV shall observe and perform the provisions and obligations applicable to MIHL under this 2016 Master Land Lease No. 1 including the responsibility of developing and completing the International Hotel Project and for its operation during the Lease Term and in return MIHL acknowledges that the International Hotel JV shall be entitled to any and all the rights and benefits of this 2016 Master Land Lease No. 1.

(d) In consideration of the "**Annual Rent**" the Lessor hereby agrees to Lease the International Hotel Project Land to the Lessee but specifically excepting all mines, mineral products, coal, petroleum, and other natural resources as well as buried treasure occurring in under or within the said land.



(e) This 2016 Master Land Lease No. 1 and the 2016 BOT Contract No. 1 shall be read together to reflect the obligations of the Parties in relation to the leasing and development of the International Hotel Project Land on a BOT basis. The Parties also have a bundle of relevant Ancillary Documents agreed and dated of even date ("**Common Bundle of Ancillary Documents**" or "**CBAD**") which shall form an integral part of this 2016 BOT Contract No. 1 and the 2016 Master Land Lease No. 1. However in the event of any conflict, the terms of this 2016 Master Land Lease No. 1 and the 2016 BOT Contract No. 1 shall prevail over the terms and conditions of the CBAD.





(f) The particulars of the Projects, subject to any changes arising from the final construction and development plan as approved by the MR and YCDC, are as follows:-

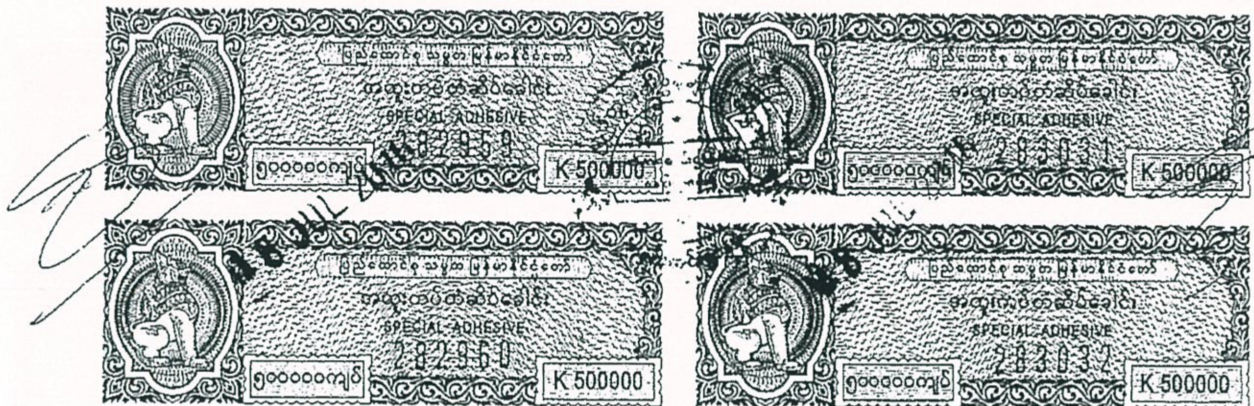
Section	Description
International Hotel Project	
Myanma Railways Headquarters building	The conservation, restoration and conversion of the heritage building provides a boutique luxury hotel of 88 suites over 3 levels. A restaurant, bar, pool, gym and small retail units are provided on the ground floor along with a new glass lobby at an exclusive drop off area. Back of house facilities are provided in the basement.



Landmark Project	
Tower 1	Luxury residential tower comprising 98 condominium units over 22 levels and 3 apartments. Residents' facilities are provided over the podium levels, with a residential lobby and lounge, storage areas, manager's offices, function suite, gym, spa and outdoor facilities including swimming pool on podium rooftop. Tower 1 shall have its own exclusive entrance off Sule Pagoda Road, and private parking area in the basement.
Tower 2	Business hotel providing 280 bedrooms (on levels 14-25) and 90 serviced apartments (levels 6-13). A function floor provides a ballroom, pre-function space and meeting rooms. An outdoor podium rooftop pool and seating area is further supported by kid's club, gym and spa. The extensive F&B offer includes a lobby lounge and specialty restaurant, an executive lounge, all day dining offer, fine dining and a rooftop bar.



Towers 3 and 4	Office towers, providing Grade A commercial office space in a flexible footprint over 18 levels. The office towers are designed as divisible space for single- or multi-tenant occupancy. Both office towers have prominent lobbies with dedicated drop offs.



Retail Podium	Retail podium provided over 4 levels above ground plus a basement supermarket. The concept for the mall includes a mix of larger anchor tenant space, smaller units and an F&B area including food court with outdoor terrace seating. The mall benefits from various access points to ensure full integration with the wider site.
Miscellaneous Features	Extensive hard and soft landscaping ties together the programme elements at ground level, encouraging effective vehicular and pedestrian movement. One level of basement across entire site with four additional levels of deep basement under central courtyard will provide a total of 1,200 car parking spaces. Centralised MEP is provided in an energy centre.

A visual impression and relevant information of the Projects can be referred to in the CBAD.

(g) In accordance with the Foreign Investment Law 2012 (and any subsequent enabling legislation) the Lease will be for a period of an initial 50 (fifty) years, commencing on 1 January 1998, and any further period extended under the Foreign Investment Law 2012, hereinafter referred to as the "**Lease Term**".

(h) The Parties hereby confirm and agree that the terms of this 2016 Master Land Lease No. 1 and the 2016 BOT Contract No. 1 shall substitute The Agreements.

THE RENTAL LAND USE PREMIUM

2. In consideration for this 2016 Master Land Lease No. 1 and the 2016 Master Land Lease No. 2 executed of even date, MIHL shall pay MR a total land use premium fee of USD 9,000,000. The fee shall be paid in the following tranches:-

(a) the sum of USD 3,600,000 within 28 days from the Signing Date ("**Tranche No. 1**");

(b) the sum of USD 2,700,000 ("**Tranche No. 2**") not later than 2 years after payment of Tranche No. 1; and

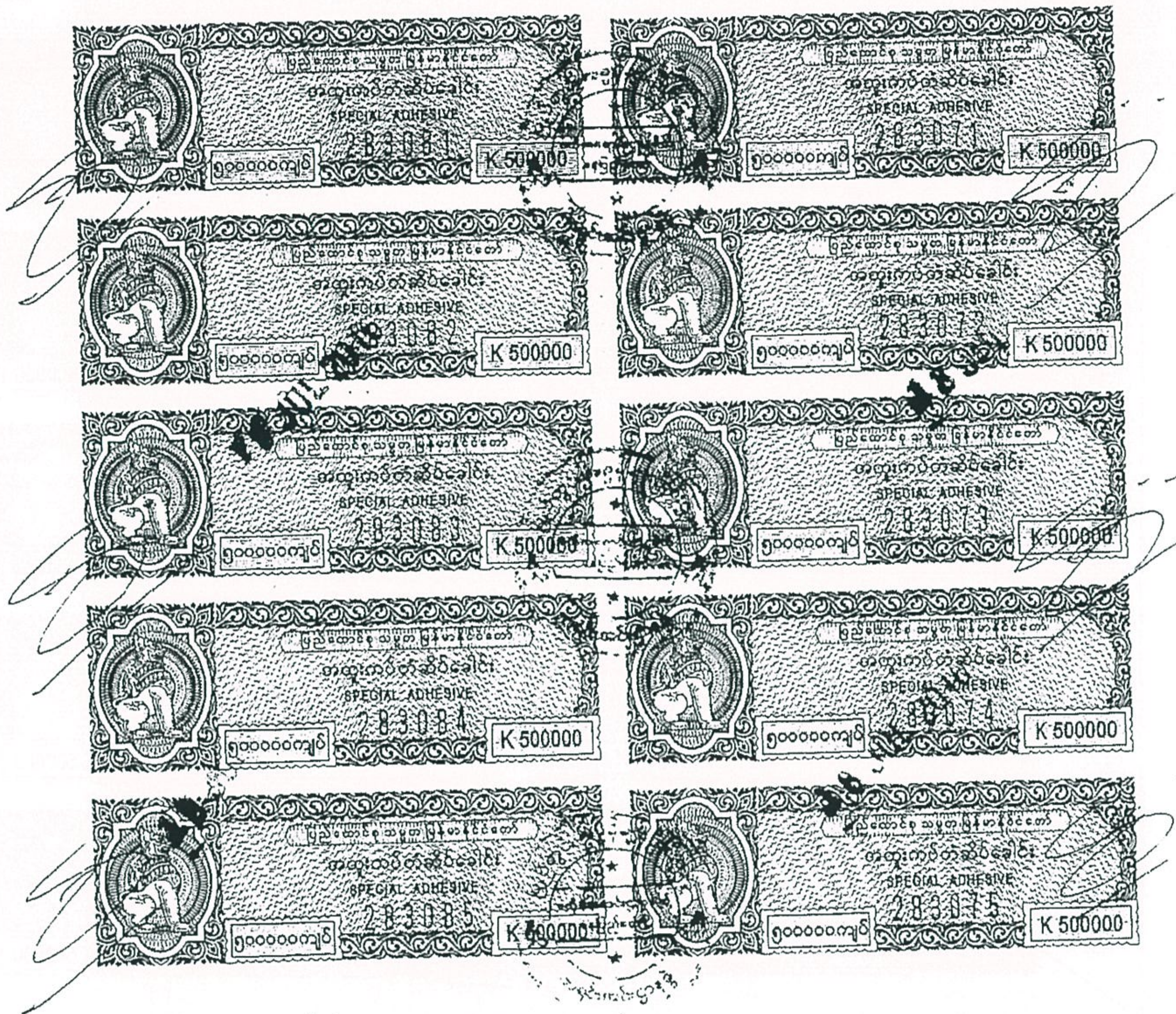
(c) the sum of USD 2,700,000 not later than 1 year after payment of Tranche No. 2.



THE ANNUAL RENT

3. (a) With effect from the Signing Date, MIHL shall pay MR an Annual Rent of USD 24 per square metre of the International Hotel Project Land totalling 13,488 square metres which shall be payable at the end of every June and December on a pro-rata basis.

(b) Following completion of the International Hotel Project, MIHL shall pay MR a revised Annual Rent of USD 42.24 per square meter based on the aggregate Net Lettable Area of the International Hotel Project Land which shall be payable at the end of every June and December on a pro-rata basis starting from the date of completion of the International Hotel Project. The Parties shall review the Annual Rent once every 5 years. The review shall be discussed between the Parties on a good faith basis taking into account the prevailing market conditions. Any such revision as may be agreed between the Parties shall not be more than 10% of the last Annual Rent paid.



(c) With effect from the Signing Date, MIHL shall pay MR an annual privilege fee based on the following formula which shall be payable at the end of every June and December on a pro-rata basis:

(International Hotel Project Land / Land) x USD 35,000

ADDITIONAL PAYMENTS and GUARANTEES

4. (a) Once the assignment and/or transfer of rights and obligations set out in Clause 1 (b) above is completed, the International Hotel JV shall provide a corporate guarantee for all obligations under the International Hotel Project and provide relevant information relating to the track records of the various joint-venture partners to MR.



(b) In addition, the International Hotel JV shall provide MR with a performance guarantee in the form of a bank guarantee issued by an acceptable international or Myanmar banking corporation (Myanma Foreign Trade Bank and Myanma Investment & Commercial Bank being MR's preferred corresponding local banks) amounting to 1% of the estimated Aggregate Investment Sum under the International Hotel Project no later than 28 days after the signing of this 2016 Master Land Lease No. 1 or the incorporation of the International Hotel JV, whichever is later. MR shall be entitled to forfeit the performance guarantee in the event this 2016 Master Land Lease No. 1 is terminated on the ground of Clause 8.1 (e) below. In the event of a change of partners in the International Hotel JV with the consent of the MR which consent shall not be unreasonably withheld, MR reserves the right to request for additional types of guarantees from the new partner in the International Hotel JV. MR shall return the performance guarantee to the International Hotel JV within 28 days after the opening of the International Hotel Project.



(c) MIHL shall pay a sum amounting to 0.2% of the Aggregate Investment Sum of the International Hotel Project for the fees of the services provided by the Project Assurance Committee which is payable directly to the committee (in USD or MMK equivalent) in 8 equal tranches at the end of every 6 months starting from the date of receipt of all construction permits from the relevant authorities relating to the construction of the Projects.

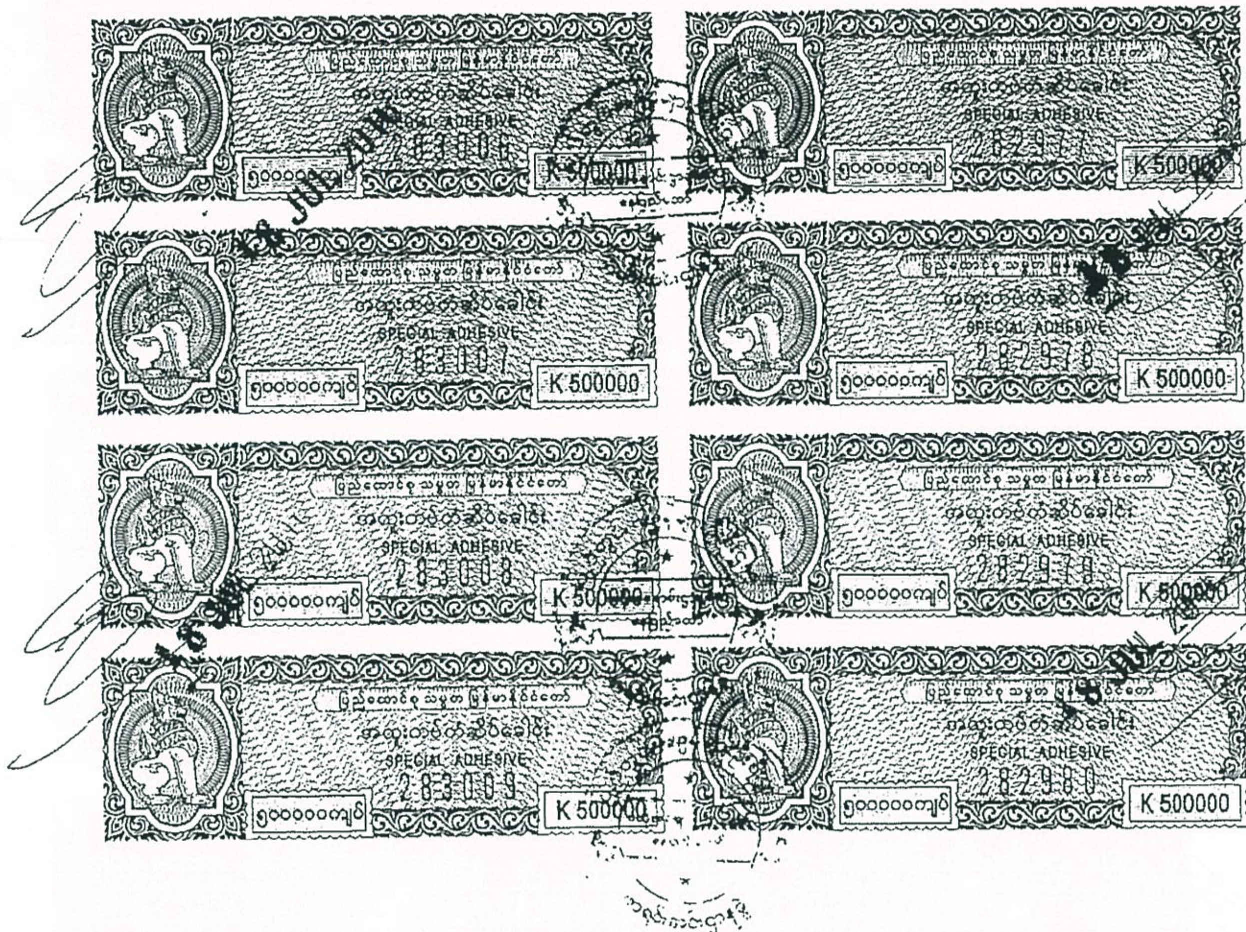
(d) MR shall appoint external consultants to advise on the restoration works and technical details for the International Hotel Project provided that any such appointment shall be in discussion with MIHL, the costs of such appointments shall be borne by MIHL which shall not, in any case, exceed USD 42,750. This amount shall be payable directly to the external consultants within 14 days upon receipt of all construction permits from the relevant authorities relating to the construction of the Projects and upon receipt of the relevant invoices from the consultants.



(e) MIHL shall procure and keep in place an all risk insurance policy with regard to the former Myanma Railways Headquarters building during the construction period.

(f) MIHL shall use its reasonable best endeavours to ensure that the progress of the development of the International Hotel Project does not affect the progress of the development of the Landmark Project which timeframe has been agreed between the MIHL and MR in respect of the Landmark Project Land, failing which, MR shall be entitled to its rights in accordance with Clause 8.2.

(g) MIHL shall bear any applicable stamp duty payable on the signing of this 2016 Master Land Lease No. 1 and any commercial tax payable on the Annual Rent thereunder.



PENALTIES FOR DELAY

5.

(a) MIHL confirms that the International Hotel Project shall be completed within 42 months commencing from 6 months after the signing of this 2016 Master Land Lease No.1 and the 2016 BOT Contract No. 1 or the incorporation of the International Hotel JV, whichever is later (it being acknowledged that all the construction permits from the relevant authorities in respect of the Projects shall be applied for and obtained within 6 months), provided that any delay in construction for the Projects attributable to a Force Majeure event duly notified under Clause 15 (a) below and any delay in obtaining the construction permits not attributable to the fault of MIHL shall be allowed a corresponding extension of the completion date for the International Hotel Project.

(b) The International Hotel Project shall open officially on a date not later than 90 days after completion. In the event that the International Hotel Project is not opened officially within the aforesaid timeline or by a date as may be extended further by the MIC pursuant to Rule 60 of the Foreign Investment Rules or any relevant investment rules for the time being in force, MIHL shall pay MR a delay penalty of 10% per annum of the Annual Rent (payable during the construction period for the International Hotel Project) for the period of delay.



(c) In the event that MIHL fails to make payment of the Annual Rent in Clause 3 and/or any applicable delay penalty stipulated in Clause 5 (a) of this 2016 Master Land Lease No. 1, MIHL shall be liable to pay a late payment penalty of 10% per annum on all outstanding sums due to MR under this 2016 Master Land Lease No. 1.

(d) In the event that the period of delay described in Clause 5 (b) above exceeds 1 year, MIHL shall pay MR the revised Annual Rent as if the International Hotel Project has been completed in accordance with Clause 3 (b) above.

DEFAULT BY LESSEE

6. It is hereby mutually agreed that if the Lessee shall in any substantial respect fail to perform or observe the terms and conditions of this 2016 Master Land Lease No. 1 and fails to rectify such non-performance or not-observance in compliance with the notices from the Lessor of such default in accordance with Clause 8.2, the Lessor shall, subject always to Clause 7 (c), be at liberty to re-enter upon and take possession of the International Hotel Project Land covered by this 2016 Master Land Lease No. 1 and the Lease Term shall thereupon cease.

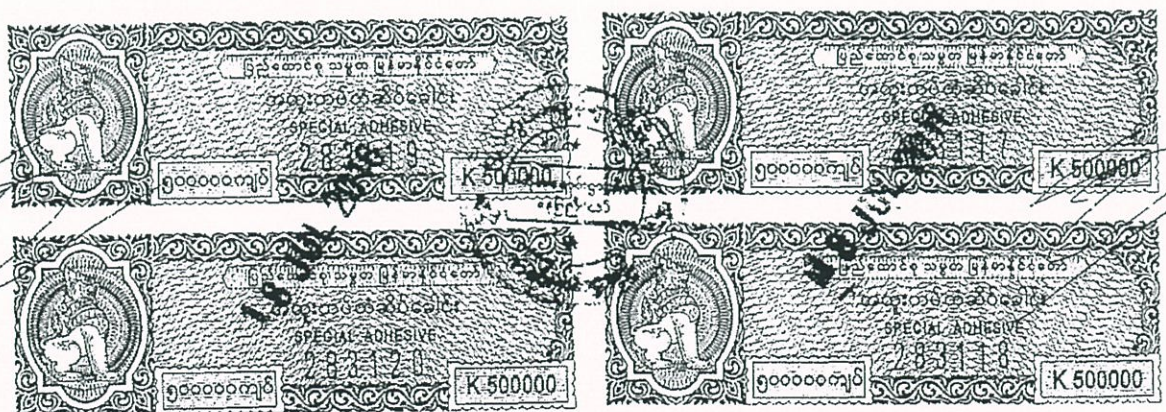




OPERATION OF THE PROJECT

7. (a) Upon the completion of the whole or part of the construction of the International Hotel Project, which allows for occupation, the Lessee shall have the right to lease, transfer, assign or dispose (subject to the relevant Laws of Myanmar) any such property or space or unit thereof in part to any Myanmar or Foreign, person or entity, in Myanmar Kyat or foreign currency.

(b) In relation to the transfer, sub-lease, mortgage, encumbrance or assignment of any property or space or unit thereof in the International Hotel Project, the Lessor acknowledges that the Lessee must have flexibility in order to operate the International Hotel Project, and hereby grants the Lessee authority to transfer, sub-lease, mortgage, encumber or assign any such category of property or space or unit thereof in the International Hotel Project to Myanmar or foreign, persons or entities, during the Lease Term subject to the relevant Laws of Myanmar (including the right of use over such property or space or unit or any other rights as may be provided for under the prevailing laws).





(c) The Lessor agrees that so long as the relevant portion of the Annual Rent and any other payments due to MR under this 2016 Master Land Lease No. 1, in respect of any property or space or unit thereof in the International Hotel Project is paid to the Lessor the occupants of such property or space or unit thereof in the International Hotel Project including any transferees, tenants, occupants, mortgagees or assignees shall peacefully occupy, hold, enjoy and retain all their respective rights in connection with the property or space or unit thereof without any interruption whatsoever from the Lessor. The Lessor confirms it will recognise the validity of such sub-lease arrangements and shall recognise the rights of and deal directly with such transferees, tenants, occupants, mortgagees or assignees during the Lease Term as if they are the Lessee including executing an agreement to give effect to all the rights of such transferee, tenant, occupant, mortgagee or assignee subject to the relevant Laws of Myanmar.

TERMINATION

8 8.1 This 2016 Master Land Lease No. 1 may be terminated on the occurrence of one of the following events:

(a) Agreement in writing from both the Lessor and the Lessee to terminate;

(b) Continuing breach of any Material Term or Condition of this 2016 Master Land Lease No. 1 after expiry of the notice period in Clause 8.2;

(c) Bankruptcy or insolvency of the Lessee;



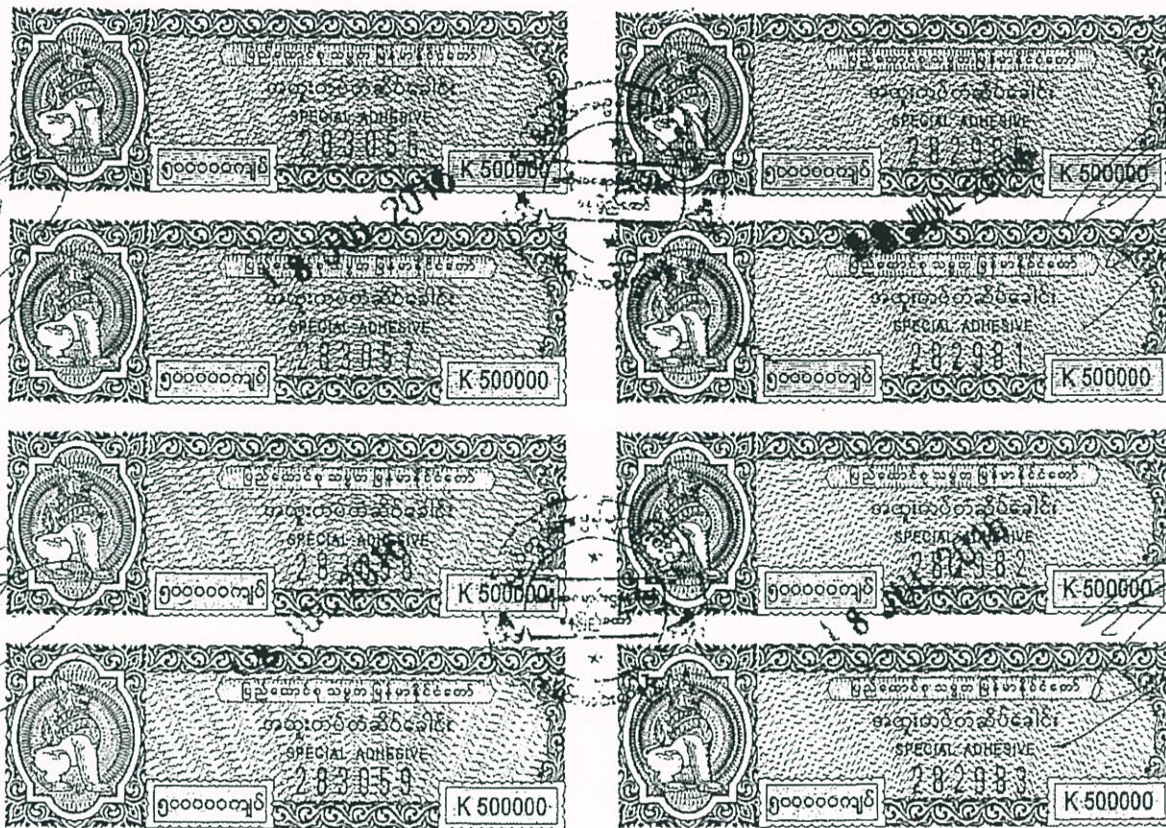


(d) The failure of MIHL, with the support of MR, to submit an application to the MIC for approval to incorporate the International Hotel JV no later than 3 months after the Signing Date;

(e) The failure of MIHL to complete at least 50% of the International Hotel Project at the expiry of a period of 1 year following the delay described in Clause 5 (b) above and the failure of MIHL to satisfy the Project Assurance Committee of its capability to complete the International Hotel Project within a reasonable period of time thereafter; or

(f) A Force Majeure event under the circumstances referred to in Clause 15 (c) below.

8.2 In the event of failure by the Lessee to carry out its responsibilities under Clause 8.1 (b) above, the Lessor shall immediately notify the Lessee in writing of such failure and the Lessee shall be given 180 calendar days ("**Cure Period**") from receipt of the notice to rectify its non-performance. If the Lessee fails to rectify the non-performance at the end of the Cure Period, the Lessor shall have the right to terminate the 2016 Master Land Lease No. 1 and subject to Clause 7 (c), all material assets shall as a consequence be transferred in accordance with the BOT.



ARBITRATION

9. (a) If any dispute should arise regarding the interpretation or implementation of this 2016 Master Land Lease No. 1 or any other matter relating to this 2016 Master Land Lease No. 1, the Lessor and the Lessee shall endeavour to settle such dispute through mediation in the spirit of cooperation, understanding and good faith.

(b) If the Parties fail to settle a dispute pursuant to Clause 9 (a) then any dispute shall be settled by arbitration. The arbitration shall be conducted in the English language and held in Yangon, the Republic of the Union of Myanmar. The arbitration proceedings shall in all respects conform to the Myanmar Arbitration Law or any subsisting statutory modification thereof. Arbitration fees shall be borne by the Party or Parties against whom the award is made. The arbitral tribunal shall consist of three (3) arbitrators. In rendering its decision or award, the arbitration tribunal shall consider the relevant Laws of Myanmar and the intentions of the Lessor and the Lessee insofar as they can be ascertained from this 2016 Master Land Lease No. 1.

(c) In the course of resolving disputes under this 2016 Master Land Lease No. 1, to the extent practicable, the Lessor and the Lessee shall continue to perform the terms and conditions of this 2016 Master Land Lease No. 1 that are not in dispute.



GOVERNING LAW

10. This 2016 Master Land Lease No. 1 shall be governed by, read and construed in all respects in accordance with the Laws of Myanmar.

TERM OF THE AGREEMENT

11. The Lease shall come into effect from the date of signing of both Parties of this 2016 Master Land Lease No. 1 and shall be valid until the expiry of the Lease Term unless terminated in accordance with this 2016 Master Land Lease No. 1.

LESSOR'S CONTINUING RIGHT

12. It is also hereby mutually agreed that if the Lessor lawfully takes possession of the International Hotel Project pursuant to the terms of this 2016 Master Land Lease No. 1 then such right of re-entry shall not prejudice any right of action of the Lessor for the recovery of money due from the Lessee by way of rent or compensation for damages.



RENEGOTIATION OF THE LEASE

13. In the event that any situation or condition arises due to circumstances not envisaged in the 2016 Master Land Lease No. 1 resulting in the Lessee not being able to fulfil any of its obligations or affecting the operations and/or businesses of any part of the International Hotel Project and which warrants amendment to this 2016 Master Land Lease No. 1, the Lessor and the Lessee shall make the necessary amendments in writing, subject to the approval of the MIC.

LANGUAGE

14. All correspondence related to this 2016 Master Land Lease No. 1 shall be in English.

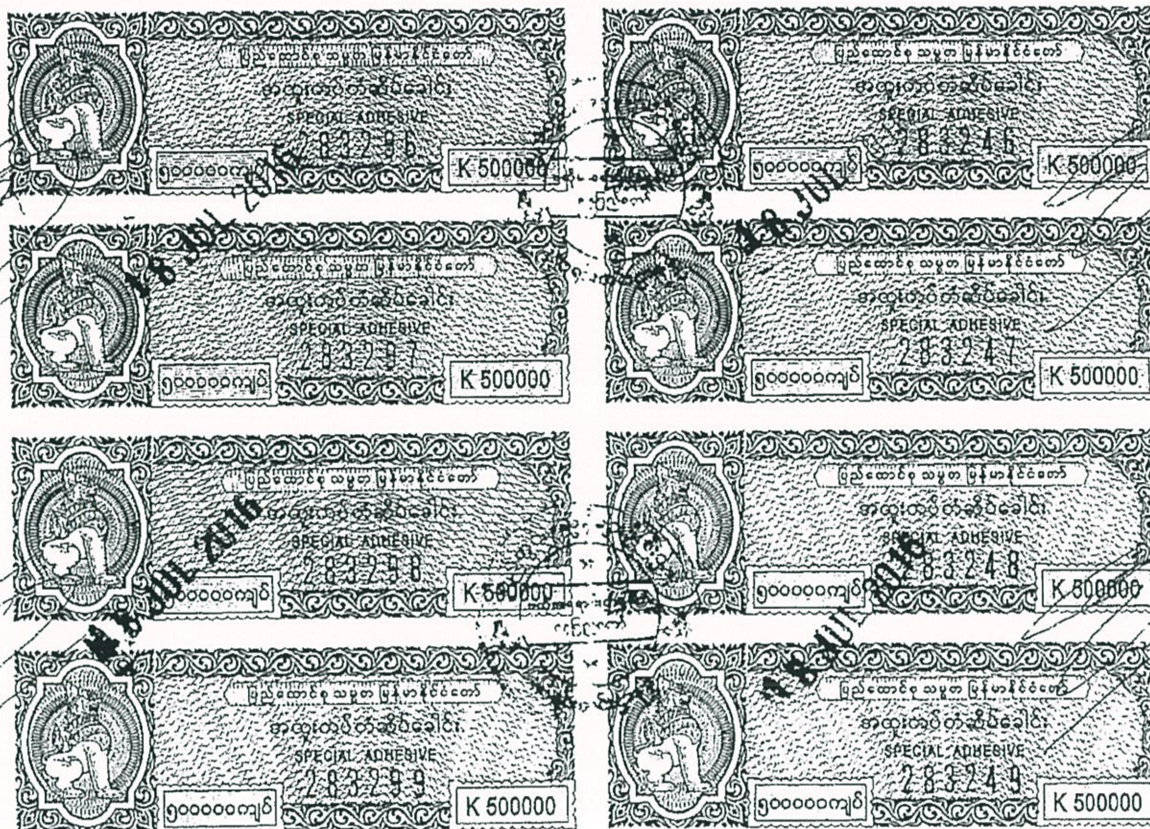
FORCE MAJEURE

15. (a) If either Party is temporarily rendered unable, wholly or in part, by Force Majeure to perform its duties or accept performance by the other Party under this 2016 Master Land Lease No. 1, it is agreed that the affected Party gives notice to the other Party within 14 days after it is aware of the occurrence of the cause relied upon giving full particulars in writing of such Force Majeure. The duties of such Party as are affected by such Force Majeure shall with the approval of the other Party, which approval shall not be unreasonably withheld, be suspended during the continuance of the inability so caused, but for no longer period, and such cause shall as far as possible be removed with all reasonable dispatch. Neither Party shall be responsible for delay, damage or loss caused by Force Majeure.



(b) The term "**Force Majeure**" as employed herein shall mean Act of God, restraint by Government Authorities, strikes, lockout, industrial disturbances, explosions, fires, floods, earthquakes, storms, lightning flood, and any other causes similar to the kind herein enumerated which are beyond the control of either Party and by which the exercise of due care and diligence either Party is unable to overcome.

(c) If the execution of substantially all the works in progress under the International Hotel Project is suspended under Clause 15 (a) above for a continuous period of 180 days or more within a period of 365 days, either Party at its discretion may notify the other Party in writing of its intention to terminate this 2016 Master Land Lease No. 1 and the other Party shall be given 180 days ("**Rectification Period**") from receipt of the notice to resume the execution of works in progress under the International Hotel Project. If the execution of works in progress cannot be resumed within the Rectification Period, this 2016 Master Land Lease No. 1 shall be terminated and subject to Clause 7 (c), all material assets shall as a consequence be transferred in accordance with the BOT.



NOTICE

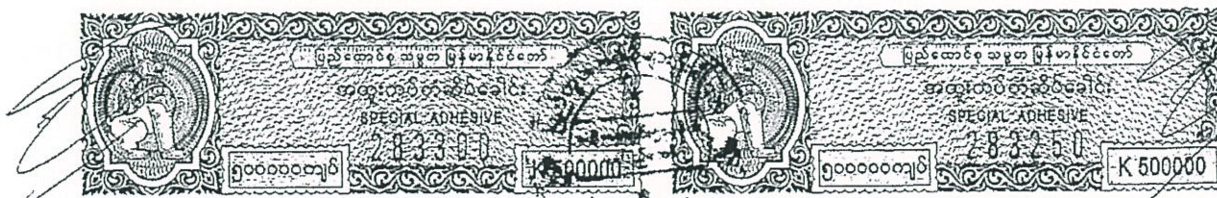
16. Any notice and other communication given pursuant to the provisions of this 2016 Master Land Lease No. 1 shall, unless otherwise specially provided, be given by personal recorded service, couriered mail, fax, or receipted email, to the addresses of the Parties set out below and marked for the attention of the signatories to this 2016 Master Land Lease No. 1 or their successors:

Myanma Railways

Address:	Myanma Railways Head Office, NayPyiTaw Station, NayPyiTaw.
Fax No.:	067-77016
Phone No.:	067-77000

Meeyahta International Hotel Limited

Address:	FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon.
Fax No.:	01246882
Phone No.:	01240363





LAWS OF PERFORMANCE

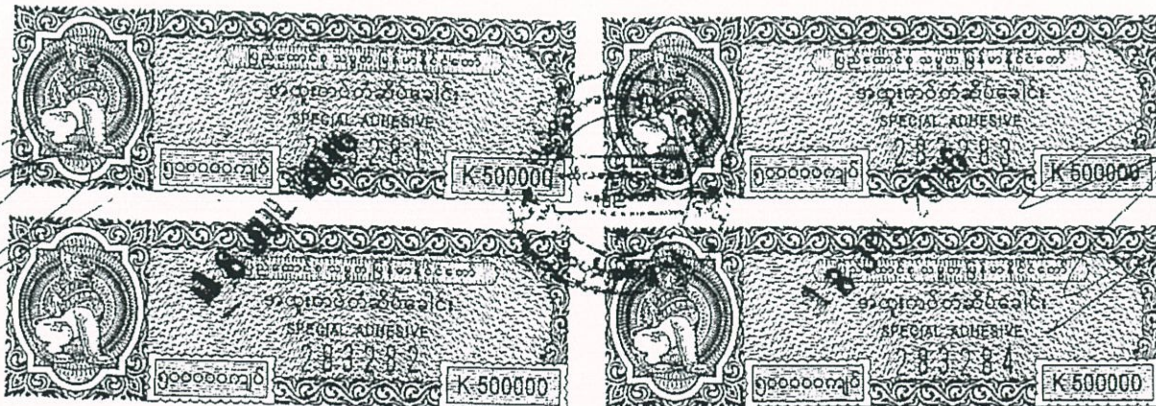
17. Both Parties shall carry out their obligations arising out of this 2016 Master Land Lease No. 1 in accordance with the laws of the Republic of the Union of Myanmar.

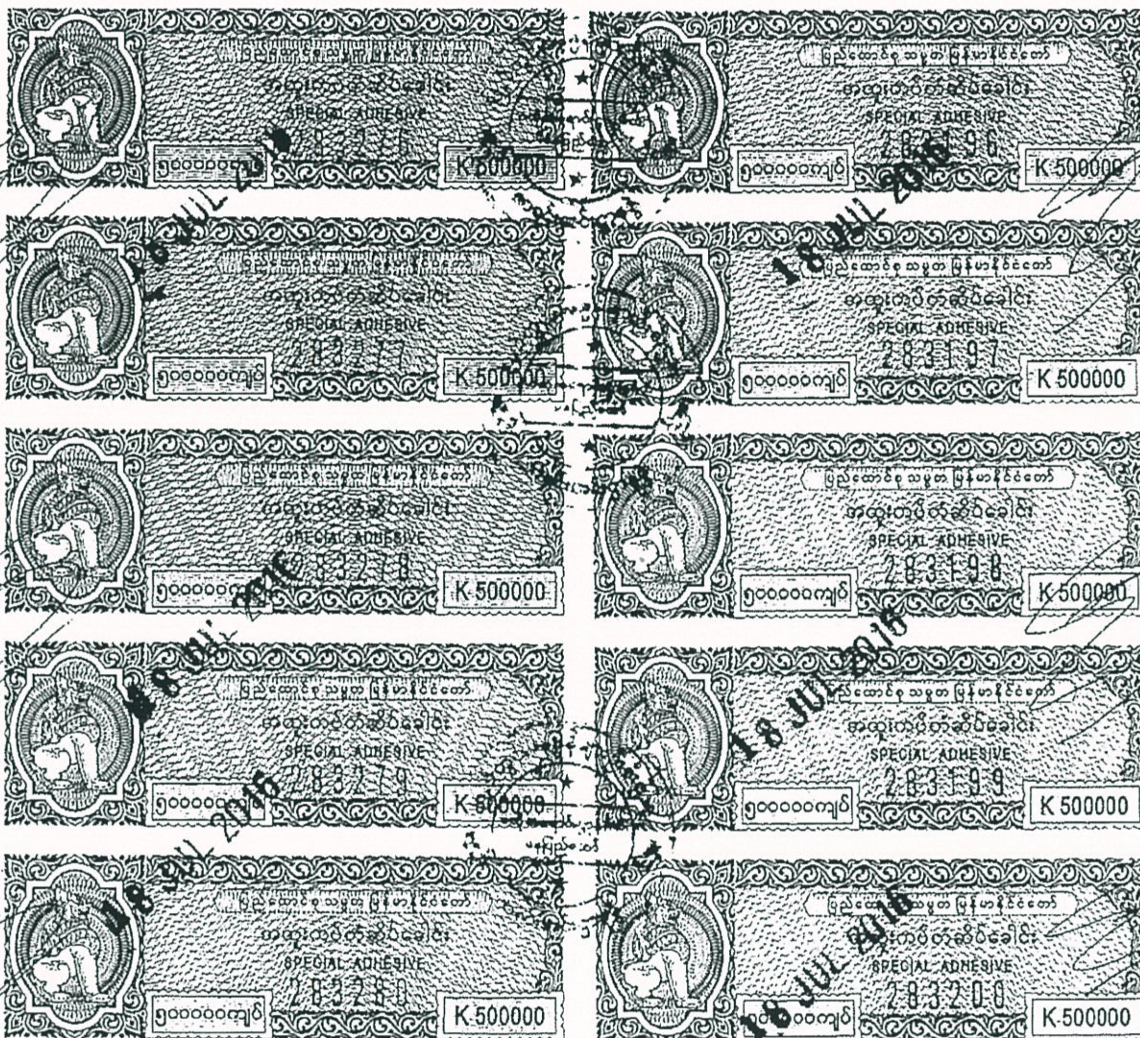
INVESTMENT AMOUNT

18. The International Hotel Project has an estimated Aggregate Investment Sum of USD 144 million subject to the approval of the MIC.

MODIFICATION

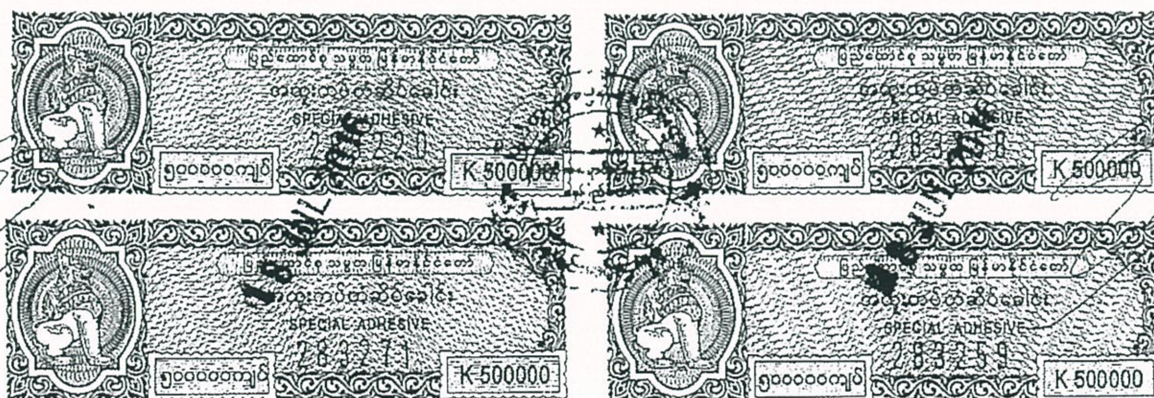
19. This 2016 Master Land Lease No. 1 shall not be amended or modified in any respect except by the mutual consent in writing of both Parties.

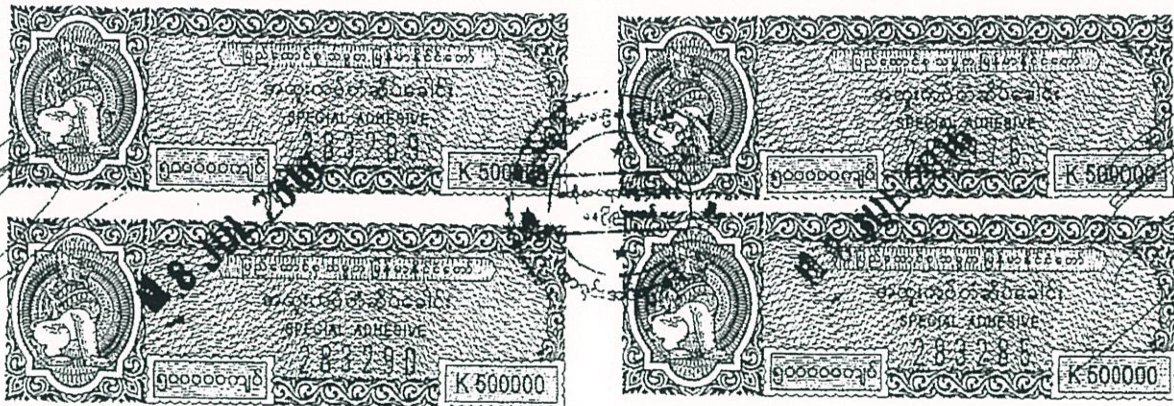




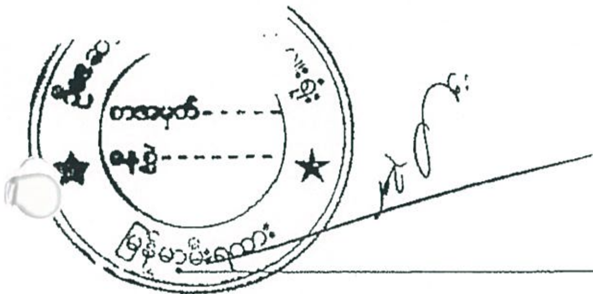
RETRANSFER OF LAND AND BUILDINGS

20. At the expiry of the Lease Term or the earlier termination of this 2016 Master Land Lease No. 1 and subject to Clause 7 (c), the International Hotel Project and the International Hotel Project Land shall in entirety, except for furniture, movable fixtures (i.e. any items and structures which may be removed without any permanent damage to the land and building) and equipment, be transferred back to MR without any consideration and in good working condition, fair wear and tear excepted. The Parties shall discuss and finalise the retransfer procedures 12 months before the expiry of the Lease Term or as soon as reasonably possible upon the earlier termination of this 2016 Master Land Lease No. 1.





IN WITNESS whereof the Lessor and the Lessee have hereto executed this 2016 Master Land Lease No. 1 on the day the month and the year first above mentioned.





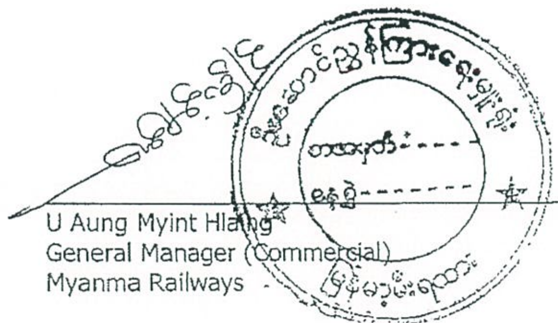
Signed by **U Thurein Win**
For and on behalf of **by Myanma Railways of Ministry of Transport and Communications**

Signed by **U Theim Wai @ Mr. Serge Pun**
For and on behalf of **Meeyahta International Hotel Limited**

Date: 23rd July 2016

Date: 23rd July 2016

In the presence of:

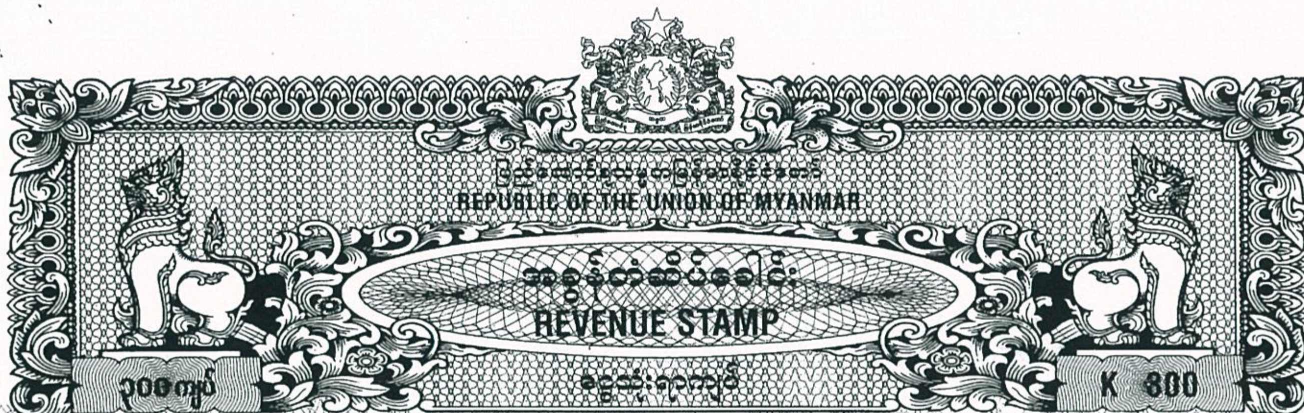


U Aung Myint Hlaing
General Manager (Commercial)
Myanma Railways

In the presence of:



U Linn Myaing
Director
First Myanmar Investment Co., Ltd



FRAMEWORK AGREEMENT

This FRAMEWORK AGREEMENT ("**Agreement**") is made in Nay Pyi Taw on 31 December 2015 between:

Myanma Railways of Ministry of Rail Transportation, the Republic of the Union of Myanmar (hereinafter referred to as "**MR**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning), represented for the purpose of this Agreement by U Thurein Win, Managing Director, of the one part;

Meeyahta International Hotel Limited, a limited company incorporated under the laws of the Republic of the Union of Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, (hereinafter referred to as "**MIHL**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning), represented for the purpose of this Agreement by U Theim Wai @ Mr Serge Pun, of the other part; and

Yangon Land Co. Limited, a limited company incorporated under the laws of the Republic of the Union of Myanmar, having an address of FMI Centre Level 10 and 11, Bogyoke Aung San Road, Pabedan Township, Yangon, (hereinafter referred to as "**YLC**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning), represented for the purpose of this Agreement by U Theim Wai @ Mr Serge Pun, of another part,

(each a "**Party**" and together the "**Parties**").

WHEREAS MR is the lessor and MIHL is the lessee in respect of the land located at 372 Bogyoke Aung San Road, Pabedan Township, Yangon ("**MIHL Land**") pursuant to a Build, Operate and Transfer Contract dated 14th August 1993 as amended by the Supplementary Agreement dated 9th January 1997 and the Lease Agreement dated 14th August 1993 as amended by the Supplementary Lease Agreement dated 9th January 1997.

WHEREAS MR is the lessor and YLC is the lessee in respect of the land located at 380 Bogyoke Aung San Road, Pabedan Township, Yangon ("**FMI Centre Land**") pursuant to a Land Lease Agreement dated 18th May 1995.

WHEREAS the Parties have acknowledged (1) the letter from the Myanmar Investment Commission ("**MIC**") dated 8th July 2014 (Ref: Yaka-6(ka)/ha-191/2014 (001-kha)) ("**MIC Letter No. 1**") setting out directions for the redevelopment of the MIHL Land; and (2) the letter from MIC dated 9th March

G.

2015 (Ref: Yaka-9/1/2015 (00479)) ("**MIC Letter No. 2**") approving the extension of the lease of the MIHL Land pursuant to the Foreign Investment Law 2012 ("**FIL**") (copies of the aforesaid MIC Letter No. 1 and MIC Letter No. 2 are collectively annexed hereto as **Annex A**, which shall form an integral part of this Agreement).

WHEREAS the Parties agreed that this Agreement shall govern the rights and obligations of the Parties in relation to all key aspects of the MIHL Land and the FMI Centre Land.

NOW THEREFORE THE PARTIES HAVE AGREED as follows:-

1. MIHL wishes to complete the development of the MIHL Land and the FMI Centre Land and construct, develop and operate a mixed use property complex comprising of (a) a 5-star international hotel conserved and converted from the former Myanma Railways Headquarters building ("**International Hotel Project**") and (b) associated buildings and infrastructure including a business hotel & serviced apartments tower, a branded residential tower, two office towers, a retail podium and basement for car park and other common facilities (collectively "**Landmark Project**"), both as may be approved by Yangon City Development Committee ("**YCDC**") and the MIC.

2. The shareholders of MIHL i.e. Yoma Strategic Investments Limited ("**YSI**") and First Myanmar Investment Co. Limited ("**FMI**") intend to form a joint-venture company with a partner for the International Hotel Project ("**Hotel JV**"). In addition, MIHL having amalgamated the rights and interest of the lessees of the MIHL Land and the FMI Centre Land, intends to form another joint-venture company with other partners for the Landmark Project ("**Landmark JV**"). The aggregate investment value shall be in excess of US$ 500 million. As at the date of this Agreement, the partner for the International Hotel Project is The Hongkong and Shanghai Hotels, Limited ("**HSH**"). The effective interest in the Hotel JV will be held by HSH - 70%, YSI – 24% and FMI – 6%. The partners for the Landmark Project are Mitsubishi Corporation ("**MC**"), Mitsubishi Estate Co. Ltd ("**MEC**"), International Finance Corporation ("**IFC**") and Asian Development Bank ("**ADB**"). The effective interest in the Landmark JV will be held by YSI – 48%, MC & MEC – 30% collectively, FMI – 12%, IFC – 5% and ADB -5%. MR hereby consents to the MIC applications for the incorporation of these joint-venture companies and submission of detailed particulars in respect of each of the projects. Subject to approval by MIC, MR further consents to the sub-leasing of the International Hotel Project land and the Landmark Project land by MIHL to the respective joint-venture companies. In consideration, MIHL agrees to pay MR annual rent of US$ 18 per square metre of the aggregate net rentable area once the respective projects are completed. The estimated aggregate net rentable area is 165,212 square metres which represents a space efficiency of 72% out of a gross floor area of 228,823 square metres.

3. Once MIC approval is obtained and the respective joint-venture companies are incorporated, the Hotel JV and the Landmark JV shall provide a corporate guarantee for all of its obligations under the International Hotel Project and the Landmark Project respectively and provide relevant information relating to the track records of the various joint-venture partners to MR. In addition, the Hotel JV and the Landmark JV shall provide MR with a performance security amounting to 1% of the estimated aggregate investment sums under each of the respective projects. If necessary, in the event of a change of partners in the joint-venture companies, MR reserves the right to request for additional types of guarantees from the new partner in the applicable joint-venture company.

4. With regard to the MIHL Land, in accordance with the FIL and the MIC's directions in MIC Letter No. 2, MR hereby grants MIHL an extension of the MIHL Land lease for an initial period of 50 years commencing on 1st January 1998. The lease shall terminate at the end of the initial period of 50 years or upon the expiry of any period that will be extended by the MIC pursuant to the Foreign Investment Law 2012 or the foreign investment law for the time being in force.

5. With regard to the FMI Centre Land, MR agrees to YLC's request for the FMI Centre Land lease to be assigned to MIHL and MIHL shall forthwith be regarded as the lessee for the FMI Centre Land. In addition, subject to approval by the MIC, MR shall accept the extension of the FMI Centre Land lease for an initial period of 50 years commencing on 1st January 1998. The lease shall terminate at the end of the initial period of 50 years or upon the expiry of any period that will be extended by the MIC pursuant to the Foreign Investment Law 2012 or the foreign investment law for the time being in force.

6. In consideration for the extension of both the MIHL Land and the FMI Centre Land leases, MIHL shall pay MR a land use premium fee of US$ 9,000,000. The fee shall be paid in the following tranches:-

(a) the sum of US$ 3,600,000 within 28 days after the signing of the master lease agreements or supplementary master lease agreements as referred to in Clause 7 below;

(b) the sum of US$ 2,700,000 not later than 2 years thereafter; and

(c) the sum of US$ 2,700,000 not later than 1 year thereafter.

7. MIC approval for the International Hotel Project and the Landmark Project shall be obtained. MR and MIHL shall enter into the master lease agreements or supplementary master lease agreements as appropriate or necessary based on the terms agreed herein relating to the land utilised for each of the International Hotel Project and the Landmark Project including the payment obligations set out in Clause 11 (a) and (b) below within 3 months from date of signing of this Agreement which shall supersede all previous lease agreements in respect of the MIHL Land and FMI Centre Land leases.

8. MR shall appoint external consultants to advise on the restoration works and technical details for the International Hotel Project and the technical details for the Landmark Project in consultation with MIHL, the costs of such appointments shall be borne by MIHL and shall not, in any case, exceed US$ 200,000.

9. MIHL shall pay the sum amounting to 0.2% of the aggregate investment sums of both projects to MR being the costs of establishing a project assurance committee, for the assurance of the projects, in consultation with MIHL.

10. MIHL estimates that the International Hotel Project and the Landmark Project shall be completed within 48 months (and the International Hotel Project shall be completed 6 months prior to the completion of the Landmark Project) commencing from the date of receipt of all the construction permits from the relevant authorities provided that any further delay of the commencement of construction for the projects attributable to a force majeure event shall be awarded a likewise extension of the completion date. In the event that the International Hotel Project and the Landmark Project are not completed within the aforesaid 48 months or by a date as may be extended further by the MIC pursuant to Rule 60 of the FIL, MIHL shall pay MR a delay penalty

of 10% per annum of the annual lease rent which shall be paid together with the annual lease rent payable during the construction period for the projects as set out in Clause 11 below. In the event the International Hotel Project and the Landmark Project are not completed for more than 12 months from the expiry of the aforesaid 48 months or any date extended by the MIC pursuant to Rule 60 of the FIL, MIHL and MR shall discuss the implications including the rights of MR under this Agreement and the applicable master lease agreement in respect of the MIHL Land and the FMI Centre Land.

11. MIHL shall:-

(a) pay MR with regard to the MIHL Land lease and during the construction period for the projects, the annual lease rent of US$ 24 per square metre of land area of 37923 square metres and US$ 35,000 privilege fee per annum;

(b) pay MR with regard to the FMI Centre Land lease, the rent payable as set out in Clause 5 of the Land Lease Agreement dated 18th May 1995 which shall cease upon commencement of the demolition process for FMI Centre where MIHL shall then pay MR the annual lease rent of US$ 24 per square metre of land area of 1254 square metres during the construction period for the projects; and

(c) procure and keep in place an all risk insurance policy with regard to the former Myanma Railways Headquarters building during the construction period.

12. In addition, MR agrees that any payment currently paid by MIHL in respect of the 2% of the gross receipt or turnover of the Meeyahta International Hotel and any penalty thereof shall cease upon obtaining MIC approval for the incorporation of the Hotel JV.

13. The 5-star international hotel is expected to be opened officially on a date not later than 90 days after the completion of the International Hotel Project. In the event that the 5-star international hotel is not opened officially within 90 days after the completion of the International Hotel Project, MIHL shall pay MR a delay penalty of 10% per annum of the annual lease rent which shall be paid together with the annual lease rent under the master lease agreement in respect of the International Hotel Project.

14. In the event that MIHL fails to make payment of the annual lease rent and/or any applicable delay penalty stipulated in Clauses 11 and 13 above, MIHL shall be liable to pay a late payment penalty of 10% per annum on all outstanding sums due to MR under the applicable master lease agreement.

15. If a Party is or will be prevented from performing any of its obligations under this Agreement by a force majeure event, then it shall give notice to the other Party of the event or circumstances constituting the force majeure event and shall specify the obligations, the performance of which is or will be prevented. The notice shall be given within 14 days after the Party became aware, or should have become aware, of the relevant event or circumstance constituting the force majeure event. The Party shall, having given notice, be excused performance of such obligations for so long as such force majeure event prevents it from performing them. Each Party shall at all times use all reasonable endeavours to minimise any delay in the performance of the Agreement as a result of the force majeure event. A Party shall give notice to the other Party when it ceases to be affected by the force majeure event.

16. Each and every agreement, approval, consent, waiver, offer, acceptance, notice, demand or communication referred to in this Agreement or given or made under this Agreement shall be made in writing in English in order to be effective. Each document or communication to be delivered to any Party shall be sent to that Party at the address and marked for the attention of the person (if any), from time to time designated by that Party for the purpose of this Agreement. The initial addresses of the Parties are:

<u>Myanma Railways of Ministry of Rail Transportation</u>

Name: Managing Director, Myanma Railways

Address: Myanma Railways Head Office, Nay Pyi Taw Station, Nay Pyi Taw, Myanmar.

<u>Meeyahta International Hotel Limited</u>

Name: U Theim Wai @ Mr Serge Pun

Address: FMI Centre, Level 10 & 11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar.

<u>Yangon Land Co. Limited</u>

Name: U Theim Wai @ Mr Serge Pun

Address: FMI Centre, Level 10 & 11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar.

17. This Agreement shall come into effect from the date of signing of this Agreement and shall terminate upon signing of the master lease agreements within 3 months from the date of signing of this Agreement in accordance with Clause 7 above or any other date as may be mutually agreed between the Parties.

18. This Agreement shall not be annulled, amended or modified in any respect except by mutual consent in writing of the Parties.

19. This Agreement shall be governed by and construed in all respects in accordance with the laws of the Republic of the Union of Myanmar.

20. Any controversy or claim arising out of or relating to this Agreement or the interpretation or breach of it, including any variation or amendment thereof shall be settled by arbitration. The arbitration shall be conducted in the English language and held in Yangon, the Republic of the Union of Myanmar. The arbitration proceedings shall in all respects conform to the Myanmar Arbitration Act 1944 (Myanmar Act No. IV of 1944) or any subsisting statutory modification thereof. Arbitration fees shall be borne by the Party or Parties against whom the award is made.

21. All necessary and requisite approvals from relevant government authorities in The Republic of the Union of Myanmar for the performance and implementation of this Agreement are required to be obtained.

IN WITNESS whereof the Parties have hereto set their hands and seal the day and the year first above mentioned.

Signed by U Thurein Win
For and on behalf of **Myanma Railways of Ministry of Rail Transportation**

Date: 31 December 2015

In the presence of:

U Aung Myint Hlaing
General Manager (Commercial)
Myanma Railways

Signed by U Theim Wai @ Mr Serge Pun
For and on behalf of **Meeyahta International Hotel Limited**

Date: 31 December 2015

In the presence of:

U Tun Tun
Director, Meeyahta International Hotel Limited

Signed by U Theim Wai @ Mr Serge Pun
For and on behalf of **Yangon Land Co. Limited**

Date: 31 December 2015

In the presence of:

U Tun Tun
Director, Yangon Land Co. Limited

ANNEX A



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
ရုံးအမှတ်(၃၂)၊ နေပြည်တော်

ဖုန်း -၀၆၇-၃၄၀၆၀၇၅

ဖက်စ်-၀၆၇-၃၄၀၆၁၁၁

စာအမှတ်၊ ရကာ-၆(က)/နှ-၁၃၀/၂၀၁၄(၀၀၁-ခ)

ရက်စွဲ ၂၀၁၄ ခုနှစ် ဇူလိုင်လ ၈ ရက်

အကြောင်းအရာ။ Meeyahta International Hotel Ltd. (MIHL) မှ စီမံကိန်း သက်တမ်း တိုးမြှင့်၍ Redevelopment စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြခြင်း ကိစ္စ

ရည်ညွှန်းချက်။ First Myanmar Investment Co., Ltd. ၏ ၂၀၁၄ ခုနှစ် ဇွန်လ ၁ ရက် ရက်စွဲပါစာအမှတ် AC-02/2001/126/14

၁။ Meeyahta International Hotel Ltd. (MIHL) မှ ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကုန်မြို့ ဆူးလေ ဘုရားလမ်း နှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ မြန်မာ့မီးရထားပိုင် မြေဧရိယာ ၉.၃၇ ဧကအား ငှားရမ်း၍ ရင်းနှီးမြှုပ်နှံမှုဆောင်ရွက်ခဲ့သည့် အခြေအနေ၊ ဟိုတယ်လုပ်ငန်း ဆောင်ရွက်ရာတွင် ဖြစ်ပေါ်ခဲ့သည့်အခြေအနေနှင့် Meeyahta International Hotel Ltd. (MIHL) မှ စီမံကိန်းသက်တမ်းတိုးမြှင့်၍ အမေရိကန်ဒေါ်လာသန်း ၄၀၀ ကျော် ထပ်မံ ရင်းနှီးမြှုပ်နှံကာ Redevelopment စီမံကိန်းလုပ်ငန်း ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြလာသည့် အခြေအနေများနှင့် စပ်လျဉ်း၍ ၂၀၁၄ ခုနှစ် မေလ ၃၁ ရက်နေ့တွင် ရန်ကုန်မြို့၊ ဥာနဆိုင်ရာပူးပေါင်းလုပ်ငန်းအဖွဲ့ရုံး၌ ကျင်းပခဲ့သည့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အထူးအစည်းအဝေးမှ အောက်ပါအတိုင်း ဆုံးဖြတ်ခဲ့ပါသည်-

(က) (MIHL) ကုမ္ပဏီအနေဖြင့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ခွင့်ပြုမိန့်အမှတ် (၀၈၀/၉၃)၊ (၅-၈-၁၉၉၃) ဖြင့် ခွင့်ပြုပေးခဲ့သည့် စီမံကိန်းလုပ်ငန်းများအနက် ဆောင်ရွက်ရန်ကျန်ရှိနေသည့် မြန်မာ့မီးရထား (ရုံးဟောင်း) အား ရှေးမူမပျက်စေဘဲ ကြယ်ငါးပွင့်ဟိုတယ်အဖြစ် ပြင်ဆင်ဆောင်ရွက်သည့်လုပ်ငန်းကို စတင် အကောင်အထည်ဖော်ရန်၊

(ခ) အဆိုပါ လုပ်ငန်းအကောင်အထည်ဖော်သည့်အချိန်တွင် မြေငှားသက်တမ်းကို ဥပဒေနှင့်အညီ တိုးမြှင့်ပေးရေးအတွက် တင်ပြဆောင်ရွက်ရန်၊

(ဂ) မြေငှားသက်တမ်း တိုးမြှင့်ခြင်းကို ကော်မရှင်၏ ခွင့်ပြုချက်ရရှိပြီးမှသာ Redevelopment စီမံကိန်းကို ဆက်လက်အကောင်အထည်ဖော်ရန်၊

၂။ သို့ဖြစ်ပါ၍ ကော်မရှင် အစည်းအဝေးဆုံးဖြတ်ချက်အား သိရှိနိုင်ပါရန်နှင့် လိုက်နာဆောင်ရွက်နိုင်ပါရန် အကြောင်းကြား အပ်ပါသည်။

ဥက္ကဋ္ဌ (ကိုယ်စား)
(အောင်နိုင်ဦး အတွင်းရေးမှူး)

Meeyahta International Hotel Limited (MIHL)
အမှတ် - ၃၃၂၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း၊
ပန်းဘဲတန်းမြို့နယ်၊ ရန်ကုန်တိုင်းဒေသကြီး

First Myanmar Investment Co., Ltd.
အမှတ် - ၃၈၀၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း၊
ပန်းဘဲတန်းမြို့နယ်၊ ရန်ကုန်တိုင်းဒေသကြီး

မိတ္တူကို
ရင်းနှီးမြှုပ်နှံမှုနှင့် ...



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အမှတ်(၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်၊ရန်ကုန်မြို့

တယ်လီဖုန်း ၀၁-၆၅၇၈၂၄ | စာအမှတ်၊ ရက-၉ / ၁ /၂၀၁၅(၀၄၇၉)
ဖက်(စ်) ၀၁-၆၅၇၈၂၄ | ရက်စွဲ ၊ ၂၀၁၅ ခုနှစ် မတ်လ ၉ ရက်

သို့

ပြည်ထောင်စုဝန်ကြီးရုံး
ရထားပို့ဆောင်ရေးဝန်ကြီးဌာန

အကြောင်းအရာ။ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ကြယ်ငါးပွင့်ဟိုတယ်အဖြစ် ပြင်ဆင်ဆောင်ရွက်လျက်ရှိကြောင်းနှင့် စီမံကိန်းမြေအသုံးပြုခွင့်ကာလကို နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု ဥပဒေနှင့်အညီ သက်တမ်းတိုးမြှင့်ခွင့်ပြုပေးပါရန်ကိစ္စ

ရည် ညွှန်း ချက် ။ (၁) ရထားပို့ဆောင်ရေးဝန်ကြီးဌာန၏ ၂၀၁၄ ခုနှစ် နိုဝင်ဘာလ ၁၃ ရက်နေ့စွဲပါစာအမှတ ၊ ၁/၆၀(MIHL)/ ၂၀၁၄(၄၀၄၁)

(၂) MEEYAHTA INTERNATIONAL HOTEL LTD. (MIHL) ၏ ၂၀၁၄ ခုနှစ် ဒီဇင်ဘာလ ၁၉ ရက်နေ့စွဲပါစာအမှတ် AC-02/ 2001 (406/14)

၁။ ရထားပို့ဆောင်ရေးဝန်ကြီးဌာနမှ MEEYAHTA INTERNATIONAL HOTEL LTD. (MIHL) မှ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ကြယ်ငါးပွင့်ဟိုတယ်အဖြစ် ပြင်ဆင်ဆောင်ရွက်လျက်ရှိကြောင်းနှင့် စီမံကိန်းမြေအသုံးပြုခွင့်ကာလကို နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု ဥပဒေနှင့်အညီ သက်တမ်းတိုးမြှင့်ခွင့်ပြုပါရန် တင်ပြလာမှုအပေါ် ၂၀၁၄ ခုနှစ် ဒီဇင်ဘာလ ၁၂ ရက်နေ့တွင် ကျင်းပသည့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၂၈/၂၀၁၄) ကြိမ်မြောက် အစည်းအဝေး ဆုံးဖြတ်ချက်အရ MEEYAHTA INTERNATIONAL HOTEL LTD. (MIHL) မှ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ကြယ်ငါးပွင့်ဟိုတယ်အဖြစ် ပြင်ဆင်ဆောင်ရွက်နေမှု အား ကွင်းဆင်းစစ်ဆေးရန် ဆုံးဖြတ်ခဲ့ပါသည်။

၂။ အဆိုပါဆုံးဖြတ်ချက်အရ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ မြေပြင်ကွင်းဆင်းစစ်ဆေးရေးအဖွဲ့ ဖွဲ့စည်း၍ ၂၀၁၄ ခုနှစ် ဒီဇင်ဘာလ ၃၁ ရက်နေ့တွင် ကွင်းဆင်းစစ်ဆေးခဲ့ပြီး စစ်ဆေးတွေ့ရှိချက်များအား ၂၀၁၅ ခုနှစ် ဖေဖော်ဝါရီလ ၂၇ ရက်နေ့တွင် ကျင်းပသည့် (၃/၂၀၁၅)ကြိမ်မြောက်ကော်မရှင်အစည်းအဝေးသို့တင်ပြခဲ့ရာအစည်းအဝေးမှ မြန်မာ့မီးရထား

ပိုင်မြေအား MEEYAHTA INTERNATIONAL HOTEL LTD. (MIHL) မှ BOT စနစ်ဖြင့် ငှားရမ်း၍ ကြယ်ငါးပွင့် ဟိုတယ်လုပ်ငန်း ဆောင်ရွက်နေခြင်းအား မြေပြင်ကွင်းဆင်း စစ်ဆေးခဲ့မှုအပေါ် သက်တမ်းတိုးမြှင့်ပေးရန် ကိစ္စအား ဆက်လက်ဆောင်ရွက်ပေးရန် ဆုံးဖြတ်ခဲ့ပါသည်။

၃။ သို့ဖြစ်ပါ၍ ကော်မရှင် အစည်းအဝေးဆုံးဖြတ်ချက်ကို သိရှိနိုင်ပါရန်နှင့် လိုအပ် သလို ဆက်လက်ဆောင်ရွက်နိုင်ပါရန် တင်ပြအပ်ပါသည်။

ဥက္ကဋ္ဌ(ကိုယ်စား)
(မြသူဇာ၊ တွဲဖက်အတွင်းရေးမှူး)

မိတ္တူကို
ဦးဆောင်ညွှန်ကြားရေးမှူး၊ မြန်မာ့မီးရထား
ကုမ္ပဏီရေးရာဌာနခွဲ၊ ရင်းနှီးမြှုပ်နှံမှုနှင့် ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာန
Meeyahta International Hotel Ltd. (MIHL)
ရုံးလက်ခံ၊ မျှောစာတွဲ

DEED OF ASSIGNMENT AND TRANSFER

(2016 Build Operate and Transfer Contract No. 1 - International Hotel Project)

This Deed of Assignment and Transfer of all legal rights and liabilities of Meeyahta International Hotel Limited ("**Deed**") in respect of the 2016 Build Operate and Transfer Contract No. 1 (International Hotel Project) ("**BOT Contract**") is made in Nay Pyi Taw, the Republic of the Union of Myanmar on 2016 ("**Signing Date**") between:

Meeyahta International Hotel Limited, a limited company incorporated under the laws of the Republic of the Union of Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, which effective interest is held by Yoma Strategic Investments Ltd. ("**YSIL**") – 80% and First Myanmar Investment Co. Limited ("**FMI**") – 20%, (the "**Assignor**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this Deed by U Theim Wai @ Mr Serge Pun;

Myanma Railways of the Ministry of Transport and Communications of the Republic of the Union of Myanmar, an agency organised and existing under the laws of the Republic of the Union of Myanmar which is situated at Myanma Railways Head Office, Nay Pyi Taw ("**MR**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning), represented for the purpose of this Deed by U Thurein Win, Managing Director; and

[**Peninsula Yangon Limited**], a limited company incorporated under the laws of the Republic of the Union of Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, which effective interest will be held by The Hongkong and Shanghai Hotels, Limited – 70%, YSIL – 24% and FMI – 6%, (the "**Assignee**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this Deed by U Theim Wai @ Mr Serge Pun,

(each a "**Party**" and together the "**Parties**")

WHEREAS MR and the Assignor have executed the BOT Contract on 23 July 2016 in respect of the construction, development and operation of the International Hotel Project on the International Hotel Project Land;

WHEREAS an application has been submitted to the Myanmar Investment Commission ("**MIC**") on [date] for the incorporation of the Assignee to undertake the International Hotel Project and pursuant to the MIC Permit granted on [date], the Assignee was duly incorporated on [date];

WHEREAS pursuant to Clause 2 (b) and (c) of the BOT Contract, both MR and the Assignor agree that the Assignor shall assign and/or transfer all of its rights and obligations relating to the International Hotel Project to the Assignee where upon completion of the assignment and/or transfer of such rights and obligations, the Assignee shall observe and perform the provisions and obligations applicable to the Assignor under the BOT Contract including the responsibility of developing and completing the International Hotel Project and for its operation during the Lease Term and in return the Assignor acknowledges that the Assignee shall be entitled to any and all the rights and benefits of the BOT Contract.

NOW, THEREFORE, the Parties have agreed as follows:

DEFINITIONS

In this Deed, capitalised terms used in this Deed and not otherwise defined shall have the meaning given to them in the BOT Contract, unless the context otherwise requires.

1 **ASSIGNMENT AND TRANSFER**

With effect from the Signing Date:

1.1 The Assignor hereby assigns, transfers and sets over to the Assignee, all of the Assignor's rights, titles, interests, obligations and liabilities in, to and under the BOT Contract, regarding the construction, development and operation of the International Hotel Project on the International Hotel Project Land. The Assignee hereby accepts such assignment, transfer and assumes all of the rights, titles, interests, obligations and liabilities of the Assignor in, to and under the BOT Contract and agrees to be bound by the provisions of the BOT Contract as if it had been named as a party therein in lieu of the Assignor.

1.2 MR hereby agrees to the assignment and transfer of all of the Assignor's rights, titles, interests, obligations and liabilities in, to and under the BOT Contract to the Assignee and releases and discharges the Assignor from all of its rights, titles, interests, obligations and liabilities under the BOT Contract as if the Assignee had been named as a party to the BOT Contract in lieu of the Assignor.

1.3 MR acknowledges to the Assignee that it has duly observed and performed and will continue to duly observe and perform all its obligations under the BOT Contract.

1.4 Except as expressly mentioned by the provisions of this Deed, the terms and conditions of the BOT Contract are hereby confirmed and shall remain unchanged and be in full force and effect.

1.5 This Deed shall form an integral part of the BOT Contract.

2 **EFFECTIVE DATE**

This Deed shall take effect upon the Signing Date.

3 **NOTICES**

The provisions of Clause 15 of the BOT Contract shall apply to notices or other communications required under this Deed. The Assignee's address for service is:

<u>Peninsula Yangon Limited</u>

Address : FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon.

Fax No.: 01246882

Phone No.: 01240363

4 **GOVERNING LAW AND DISPUTES**

4.1 This Deed shall be governed by, read and construed in all respects in accordance with the laws, rules and regulations of the Republic of the Union of Myanmar.

4.2 If any dispute, controversy, or claim should arise between the Parties regarding the interpretation or implementation of this Deed or any other agreement or document executed in connection with this Deed, the Parties shall first settle such dispute through negotiation to reach an amicable agreement between MR, the Assignor and the Assignee.

4.3 In the event such dispute cannot be settled amicably, it shall be referred to and settled by arbitration. The arbitration proceedings shall in all respects conform to the Myanmar Arbitration Law or any subsisting statutory modification thereof. The arbitration shall be conducted in the English language and held in Yangon, the Republic of the Union of Myanmar. Arbitration fees shall be borne by the Party or Parties against whom the award is made. The arbitral tribunal shall consist of three (3) arbitrators.

(Remainder of this page intentionally left blank)

EXECUTION PAGE

This Deed has been executed as a deed and delivered on the date stated at the beginning of this Deed.

The common seal of)
Myanma Railways)
of the Ministry of Transport and Communications)
was hereunto affixed in the presence of)

U Thurein Win, Managing Director ____________________________

The common seal of)
Meeyahta International Hotel Limited)
was hereunto affixed in the presence of)

Director ____________________________

Director ____________________________

The common seal of)
[Peninsula Yangon Limited])
was hereunto affixed in the presence of)

Director ____________________________

Director ____________________________

DEED OF ASSIGNMENT AND TRANSFER

(2016 Master Land Lease No. 1 - International Hotel Project)

This Deed of Assignment and Transfer of all legal rights and liabilities of Meeyahta International Hotel Limited ("**Deed**") in respect of the 2016 Master Land Lease No. 1 (International Hotel Project) ("**Lease Agreement**") is made in Nay Pyi Taw, the Republic of the Union of Myanmar on 2016 ("**Signing Date**") between:

Meeyahta International Hotel Limited, a limited company incorporated under the laws of the Republic of the Union of Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, which effective interest is held by Yoma Strategic Investments Ltd. ("**YSIL**") – 80% and First Myanmar Investment Co. Limited ("**FMI**") – 20%, (the "**Assignor**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this Deed by U Theim Wai @ Mr Serge Pun;

Myanma Railways of the Ministry of Transport and Communications of the Republic of the Union of Myanmar, an agency organised and existing under the laws of the Republic of the Union of Myanmar which is situated at Myanma Railways Head Office, Nay Pyi Taw ("**MR**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning), represented for the purpose of this Deed by U Thurein Win, Managing Director; and

[**Peninsula Yangon Limited**], a limited company incorporated under the laws of the Republic of the Union of Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, which effective interest will be held by The Hongkong and Shanghai Hotels, Limited – 70%, YSIL – 24% and FMI – 6%, (the "**Assignee**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this Deed by U Theim Wai @ Mr Serge Pun,

(each a "**Party**" and together the "**Parties**")

WHEREAS MR and the Assignor have executed the Lease Agreement on 23 July 2016 in respect of the construction, development and operation of the International Hotel Project on the International Hotel Project Land;

WHEREAS an application has been submitted to the Myanmar Investment Commission ("**MIC**") on [date] for the incorporation of the Assignee to undertake the International Hotel Project and pursuant to the MIC Permit granted on [date], the Assignee was duly incorporated on [date];

WHEREAS pursuant to Clause 1 (b) and (c) of the Lease Agreement, both MR and the Assignor agree that the Assignor shall assign and/or transfer all of its rights and obligations relating to the International Hotel Project to the Assignee where upon completion of the assignment and/or transfer of such rights and obligations, the Assignee (save for the obligations described herein for which the Assignor will continue to be bound) shall observe and perform the provisions and obligations applicable to the Assignor under the Lease Agreement including the responsibility of developing and completing the International Hotel Project and for its operation during the Lease Term and in return the Assignor acknowledges that the Assignee shall be entitled to any and all the rights and benefits of the Lease Agreement.

NOW, THEREFORE, the Parties have agreed as follows:

DEFINITIONS

In this Deed, capitalised terms used in this Deed and not otherwise defined shall have the meaning given to them in the Lease Agreement, unless the context otherwise requires.

1 ASSIGNMENT AND TRANSFER

Save for the obligation referred to in Clause 2 of the Lease Agreement (and restated below in Clause 2 of this Deed), and with effect from the Signing Date:

1.1 The Assignor hereby assigns, transfers and sets over to the Assignee, all of the Assignor's rights, titles, interests, obligations and liabilities in, to and under the Lease Agreement, regarding the construction, development and operation of the International Hotel Project on the International Hotel Project Land. The Assignee hereby accepts such assignment, transfer and assumes all of the rights, titles, interests, obligations and liabilities of the Assignor in, to and under the Lease Agreement and agrees to be bound by the provisions of the Lease Agreement as if it had been named as a party therein in lieu of the Assignor.

1.2 MR hereby agrees to the assignment and transfer of all of the Assignor's rights, titles, interests, obligations and liabilities in, to and under the Lease Agreement to the Assignee and releases and discharges the Assignor from all of its rights, titles, interests, obligations and liabilities under the Lease Agreement as if the Assignee had been named as a party to the Lease Agreement in lieu of the Assignor.

1.3 MR acknowledges to the Assignee that it has duly observed and performed and will continue to duly observe and perform all its obligations under the Lease Agreement.

1.4 Except as expressly mentioned in this Deed, the terms and conditions of the Lease Agreement are hereby confirmed and shall remain unchanged and be in full force and effect.

1.5 This Deed shall form an integral part of the Lease Agreement.

2 OBLIGATION FOR THE PAYMENT OF THE LAND USE PREMIUM FEE

2.1 Pursuant to Clause 2 of the Lease Agreement, and notwithstanding the assignment and transfer to the Assignee of all rights and obligations then pertaining to the Assignor under Lease Agreement, the Assignor shall continue to be obliged to pay the total land use premium fee of USD 9,000,000 (Nine Million United States Dollars) to MR in three tranches. Tranche No. 1 in the sum of USD 3,600,000 (Three Million and Six Hundred Thousand United States Dollars) has been paid to MR, receipt of which is duly acknowledged by MR. The Assignor shall thereby pay to MR the remaining tranches of the land use premium fee on the following dates.

(a) Tranche No. 2 in the sum of USD 2,700,000 (Two Million and Seven Hundred Thousand United States Dollars) on or before 20 August 2018; and

(b) Tranche No. 3 in the sum of USD 2,700,000 (Two Million and Seven Hundred Thousand United States Dollars) on or before 20 August 2019.

3 EFFECTIVE DATE

This Deed shall take effect upon the Signing Date.

4 NOTICES

The provisions of Clause 16 of the Lease Agreement shall apply to notices or other communications required under this Deed. The Assignee's address for service is:

Peninsula Yangon Limited

Address : FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon.

Fax No.: 01246882

Phone No.: 01240363

5 GOVERNING LAW AND DISPUTES

5.1 This Deed shall be governed by, read and construed in all respects in accordance with the laws, rules and regulations of the Republic of the Union of Myanmar.

5.2 If any dispute, controversy, or claim should arise between the Parties regarding the interpretation or implementation of this Deed or any other agreement or document executed in connection with this Deed, the Parties shall first settle such dispute through negotiation to reach an amicable agreement between MR, the Assignor and the Assignee.

5.3 In the event such dispute cannot be settled amicably, it shall be referred to and settled by arbitration. The arbitration proceedings shall in all respects conform to the Myanmar Arbitration Law or any subsisting statutory modification thereof. The arbitration shall be conducted in the English language and held in Yangon, the Republic of the Union of Myanmar. Arbitration fees shall be borne by the Party or Parties against whom the award is made. The arbitral tribunal shall consist of three (3) arbitrators.

(Remainder of this page intentionally left blank)

EXECUTION PAGE

This Deed has been executed as a deed and delivered on the date stated at the beginning of this Deed.

The common seal of)
Myanma Railways)
of the Ministry of Transport and Communications)
was hereunto affixed in the presence of)

U Thurein Win, Managing Director ____________________________

The common seal of)
Meeyahta International Hotel Limited)
was hereunto affixed in the presence of)

Director ____________________________

Director ____________________________

The common seal of)
[Peninsula Yangon Limited])
was hereunto affixed in the presence of)

Director ____________________________

Director ____________________________

To:



The Director General
Directorate of Investment and Company Administration
The Government of the Republic of the Union of Myanmar
No. 1, Thitsar Road, Yankin Township, Yangon.

Date: 27.1.2015

Re: Application to check availability of company name for foreign company registration

1. I wish to submit an application to confirm the availability of the following company name:

   Name in English: PENINSULA YANGON LIMITED

   Name in Myanmar: ပင်နီဆူလာ ရန်ကုန် လီမိတက်

   (*The proposed company name must be specified in both English & Myanmar*).

2. The contact details of the applicant are as listed below:

   Name: ....

   Company: ....

   Address: ....

   ....

   Phone number: ....

3. The business objectives and activities of the proposed foreign company are as listed below:

   (i) International Hotels Services (Investment Holding Company)
   (ii) ....
   (iii) ....
   (iv) ....
   (v) ....
   (vi) ....
   (vii) ....
   (viii) ....

Signature of applicant: [signature]
Name: Aung Myint Tun
NRC (Myanmar) or Passport No. (and country) : 12/OuKaTa(N)183072

PENINSULA YANGON LIMITED

BOARD OF DIRECTORS LIST

No	Name	Passport No. or N.R.C. No and Citizen	Designation	Address
1	Mr. Martyn Peter Alexander Sawyer	517812057 British	Director	House 2 Ruby Chalet, Lot No. 1128 DD217, Pak Sha Wan, Sai Kung, New Territories, Hong Kong
2	U Theim Wai @Mr. Serge Pun	12/MaGaTa (Naing) 084053 Myanmar	Director	FMI Centre, Levels 10 & 11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar
3	Mr. Clement King Man Kwok	761251599 British	Director	A3, Pinecrest, 65 Repulse Bay Road, Hong Kong
4	Ms. Christobelle Yi Ching Liao	518266334 British	Director	55, Kadoorie Avenue, Kowloon, Hong Kong
5	Mr. Peter Camille Borer	X0760704 Swiss	Director	Flat B, 16/F, Block 2 Ruby Court, 55 South Bay Road, Hong Kong
6	Mr. Chi Yam Cyrus Pun	KJ0274493 Chinese	Director	FMI Centre, Levels 10 & 11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND

PASSPORT
PASSEPORT

Type/Type
P

Code/Code
GBR

Passport No./Passeport No.
761251599

Surname/Nom (1)
KWOK

Given names/Prénoms (2)
CLEMENT KING MAN

Nationality/Nationalité (3)
BRITISH CITIZEN

Date of birth/Date de naissance (4)
11 OCT /OCT 59

Sex/Sexe (5)
M

Place of birth/Lieu de naissance (6)
HONG KONG

Date of issue/Date de délivrance (7)
12 MAY /MAI 09

Authority/Autorité (8)
FCO

Date of expiry/Date d'expiration (9)
12 FEB /FÉV 20

Holder's signature/Signature du titulaire (10)

P<GBRKWOK<<CLEMENT<KING<MAN<<<<<<<<<<<<<<<<<

7612515999GBR5910117M2002123<<<<<<<<<<<<<<02

Unterschrift
Signature
Firma
Suttoscripziun
Signature

11 Amtliche Ergänzungen Compléments officiels
Complementi ufficiali Cumplettaziuns uffizialas Official observations

01

X0760704

Pass
Passeport
Passaporto
Passaport
Passport

Schweiz Suisse Svizzera Svizra Switzerland

Type: PM
Code: CHE
Pass Passeport Passaporto Passaport Passport No N° Nr: X0760704

1 Name Nom Cognome Num Surname
Borer

2 Vorname(n) Prénom(s) Nome(i) Prenum(s) Given name(s)
Peter Camille

3 Nationalität Nationalité Cittadinanza Naziunalitad Nationality
Schweiz Suisse Svizzera Svizra Switzerland

4 Geburtsdatum Date de naissance Data di nascita Data da naschientscha Date of birth
22.05.1953

5 Geschlecht Sexe Sesso Schlattaina Sex
M

6 Grösse Taille Statura Grondezza Height
174 cm

7 Heimatort Lieu d'origine Luogo di attinenza Lieu d'origin Place of origin
Erschwil SO

8 Ausgestellt am Délivré le Rilasciato il Emess ils Date of issue
20.11.2012

9 Behörde Autorité Autorità Autoritad Authority
EDA Bern

10 Gültig bis Date d'expiration Data di scadenza Data da scadenza Date of expiry
19.11.2022

PMCHEBORER<<PETER<CAMILLE<<<<<<<<<<<<<<<<<<<<
X0760704<9CHE5305227M2211190<<<<<<<<<<<<<<<<6

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THERE ARE NO OFFICIAL OBSERVATIONS





UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND

PASSPORT
PASSEPORT

Type/Type: P
Code/Code: GBR
Passport No./Passeport No: 517812057

Surname/Nom (1)
SAWYER

Given names/Prénoms (2)
MARTYN PETER ALEXANDER

Nationality/Nationalité (3)
BRITISH CITIZEN

Date of birth/Date de naissance (4)
19 JUN /JUIN 57

Sex/Sexe (5) Place of birth/Lieu de naissance (6)
M NAIROBI

Date of issue/Date de délivrance (7) Authority/Autorité (8)
18 NOV /NOV 14 IPS

Date of expiry/Date d'expiration (9) Holder's signature/Signature du titulaire (10)
18 NOV /NOV 24

P<GBRSAWYER<<MARTYN<PETER<ALEXANDER<<<<<<<<<

5178120578GBR5706190M2411185<<<<<<<<<<<<<<08

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THERE ARE NO OFFICIAL OBSERVATIONS





UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND

PASSPORT
PASSEPORT

Type/Type: P
Code/Code: GBR
Passport No./Passeport No: 518266334
Surname/Nom (1): LIAO
Given names/Prénoms (2): CHRISTOBELLE YI CHING
Nationality/Nationalité (3): BRITISH CITIZEN
Date of birth/Date de naissance (4): 04 JAN /JAN 69
Sex/Sexe (5): F
Place of birth/Lieu de naissance (6): HONG KONG
Date of issue/Date de délivrance (7): 26 NOV /NOV 14
Authority/Autorité (8): IPS
Date of expiry/Date d'expiration (9): 26 NOV /NOV 24
Holder's signature/Signature du titulaire (10)

P<GBRLIAO<<CHRISTOBELLE<YI<CHING<<<<<<<<<<<<<

5182663348GBR6901040F2411266<<<<<<<<<<<<<<04

အမည် ဦးသိန်းဖေ (ခ) SERGE PUN

ပင်ကိုအမည် Y. S PUN

မွေးသက္ကရာဇ် ၈-၅-၁၉၄၇

လူမျိုး တရုတ်၊ ဗမာ

ကိုးကွယ်သည့်ဘာသာ ဗုဒ္ဓဘာသာ

ထုတ်ပေးသူ၏လက်မှတ်

အမည်

ရာထူး

သက်သေခံကတ်ပြားအမှတ်

အလုပ်အကိုင် SPA GROUP Chairman

နေရပ်လိပ်စာ

လက်မှတ်

備註 / OBSERVATIONS

KJ0274493



KJ0274493

中華人民共和國香港特別行政區
HONG KONG SPECIAL ADMINISTRATIVE REGION, PEOPLE'S REPUBLIC OF CHINA

護照 PASSPORT

類別 / TYPE: P

簽發國代碼 / CODE OF ISSUING STATE: CHN

護照號碼 / PASSPORT NO: KJ0274493



HKPIC P05802[illegible]

姓 / SURNAME: 潘 / PUN

名 / GIVEN NAMES: [illegible] / CHI YAM CY[illegible]

國籍 / NATIONALITY: CHINESE

出生日期 / DATE OF BIRTH: 24 OCT 79

性別 / SEX: M

出生地點 / PLACE OF BIRTH: HONG KONG

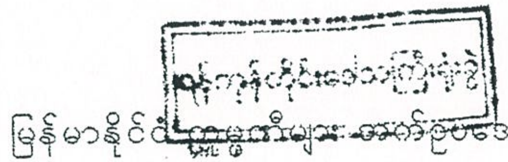
簽發日期 / DATE OF ISSUE: 09 APR 13

有效期至 / DATE OF EXPIRY: 09 APR 23

簽發機關 / AUTHORITY: 香港特別行政區入境事務處
IMMIGRATION DEPARTMENT, HONG KONG SPECIAL ADMINISTRATIVE REGION

P<CHNPUN<<CHI<YAM<CYRUS<<<<<<<<<<<<<<<<<<<<<<<<<

KJ02744934CHN7910247M2304090<P0580221<<<<<<54





မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေ

အစုရှယ်ယာများဖြင့် ပေးရန်တာဝန် ကန့်သတ်ထားသော အများနှင့် မသက်ဆိုင်သည့်ကုမ္ပဏီ

ပန်နီစွဲလား ရန်ကုန် လီမိတက်

၏

သင်းဖွဲ့မှတ်တမ်း

နှင့်

သင်းဖွဲ့စည်းမျဉ်းများ

❖❖❖❖

THE MYANMAR COMPANIES ACT

PRIVATE COMPANY LIMITED BY SHARES

Memoradum Of Association

AND

Articles Of Association

OF

PENINSULA YANGON LIMITED

မြန်မာနိုင်ငံကုမ္ပဏီများ အက်ဥပဒေ

အစုရှယ်ယာများဖြင့် ပေးရန်တာဝန် ကန့်သတ်ထားသော အများနှင့် မသက်ဆိုင်သည့် ကုမ္ပဏီ

ပန်နီစွဲလား ရန်ကုန် လီမိတက်

၏

သင်းဖွဲ့မှတ်တမ်း

****

၁။ ကုမ္ပဏီ၏ အမည်သည် **ပန်နီစွဲလား ရန်ကုန် လီမိတက်** ဖြစ်ပါသည်။

၂။ ကုမ္ပဏီ၏ မှတ်ပုံတင်အလုပ်တိုက်သည် ပြည်ထောင်စု မြန်မာနိုင်ငံတော်အတွင်း တည်ရှိရမည်။

၃။ ကုမ္ပဏီ တည်ထောင်ရခြင်း၏ ရည်ရွယ်ချက်များမှာ တစ်ဖက်စာမျက်နှာပါအတိုင်း ဖြစ်ပါသည်။

၄။ အစုဝင်များ၏ ပေးရန်တာဝန်ကို ကန့်သတ်ထားသည်။

၅။ ကုမ္ပဏီ၏သတ်မှတ် မ,တည်ငွေရင်းမှာကျပ် USD 144,000,000/ (အမေရိကန်ဒေါ်လာ တစ်ရာလေးဆယ့် လေးသန်း တိတိ) ဖြစ်၍ ငွေကျပ် USD 1.00/- (အမေရိကန်ဒေါ်လာ တစ်ဒေါ်လာ တိတိ) တန် အစုရှယ်ယာပေါင်း (144,000,000) ခွဲထားပါသည်။ ကုမ္ပဏီ၏ ရင်းနှီးငွေကို ကုမ္ပဏီ၏ စည်းမျဉ်းများနှင့် လက်ရှိတရားဝင်တည်ဆဲ ဖြစ်နေသော တရားဥပဒေ အထွေထွေ ပြဋ္ဌာန်းချက်များ နှင့်အညီ သင်းလုံးကျွတ်အစည်းအဝေး၌ တိုးမြှင့်နိုင်ခွင့်၊ လျှော့ချနိုင်ခွင့်နှင့် ပြင်ဆင်နိုင်ခွင့် အာဏာ ရှိစေရမည်။

၆။ ကုမ္ပဏီတည်ထောင်ရခြင်း၏ ရည်ရွယ်ချက်များ

၁။ နိုင်ငံတော်အစိုးရက ခွင့်ပြုထားသော အောက်ဖော်ပြပါ ဟိုတယ် တည်ဆောက်လုပ်ကိုင်ခြင်းနှင့် စပ်လျဉ်းသည့် လုပ်ငန်းများကို မိမိ တစ်ဦးတည်းဖြစ်စေ၊ မည်သည့် ပြည်တွင်း၊ ပြည်ပပုဂ္ဂိုလ်များနှင့် ဖက်စပ်၍ဖြစ်စေ လုပ်ကိုင်ဆောင်ရွက်ရန်။

(က) နိုင်ငံတကာအဆင့်မှီ ဟိုတယ်နှင့်ဝန်ဆောင်မှုလုပ်ငန်း

(ခ) ယခင်မြန်မာ့မီးရထားကုမ္ပဏီ၏ ရုံးချုပ်အဆောက်အဦအဟောင်းအား ရှေးမူမပျက် ပြုပြင် ထိန်းသိမ်း၍ Peninsula Yangon အနေဖြင့် ခေတ်မှီဟိုတယ် အဆောက်အဦအဖြစ် ပြုပြင် တည်ဆောက်ရန်

(ဂ) နိုင်ငံတကာအဆင့်အတန်းနှင့်အညီ(ဈေးကွက်ဖော်ဆောင်ခြင်း၊ ဈေးကွက်တိုးချဲ့ခြင်း၊ ကြော်ငြာလုပ်ငန်းများအပါအဝင်) ဟိုတယ်လုပ်ငန်းများ တိုးတက်ဖွံ့ဖြိုးလာစေရန်အတွက် စီမံခန့်ခွဲခြင်း၊ ပြုပြင်ထိန်းသိမ်းခြင်း ဒီဇိုင်းချမှတ်ခြင်းနှင့် ဟိုတယ်လုပ်ငန်းများ ဆောင်ရွက်ရန်

(ဃ) ဟိုတယ်ဖွံ့ဖြိုးရန် စားသောက်ဆိုင်များ၊ Bar ၊ Spa နှင့် အခြား အသုံးဆောင်ပစ္စည်းများ ထည့်သွင်း တည်ဆောက်ရန်

(င) ဟိုတယ်အားဆောက်လုပ်ခြင်းနှင့် စပ်လျဉ်း၍လိုအပ်သည့်ပစ္စည်းများနှင့် ဝန်ဆောင်မှု လုပ်ငန်းများကိုအခြားတတိယပုဂ္ဂိုလ်အဖွဲ့အစည်းများထံမှ အရင်းအမြစ်များ ရယူဆောင်ရွက်ခြင်း (အဆိုပါကိစ္စရပ်များတွင် ပြည်ပမှပစ္စည်းများတင်သွင်းခြင်း ဟိုတယ် တည်ဆောက်လုပ်ကိုင်ခြင်းနှင့် စပ်လျဉ်းသည့် လိုအပ်သည့်ဝန်ဆောက်မှုလုပ်ငန်းများဖြစ်သည့် ကျွမ်းကျင်မှုဝန်ဆောင်မှု လုပ်ငန်းရယူဆောင်ရွက်ခြင်း၊ စီမံခန့်ခွဲခြင်း၊ ပြုပြင်ထိန်းသိမ်းခြင်းနှင့် ဟိုတယ်လုပ်ငန်း လည်ပတ်ခြင်းတို့လဲပါဝင်ပါသည်)

၂။ ကုမ္ပဏီမှ သင့်တော်လျောက်ပတ်သည်ဟု ယူဆပါကကုမ္ပဏီ၏ စီးပွားရေးလုပ်ငန်းတွင် အကျိုးရှိစေရန်အတွက် မည်သည့်ပုဂ္ဂိုလ်၊ စီးပွားရေးအဖွဲ့အစည်း၊ ကုမ္ပဏီ၊ ဘဏ်၊ သို့မဟုတ်၊ ငွေကြေးအဖွဲ့အစည်းထံမဆို ငွေချေးယူရန်။

ခြွင်းချက် ။ ။ ကုမ္ပဏီသည် အထက်ဖော်ပြပါ ရည်ရွယ်ချက်များကို ပြည်ထောင်စုသမ္မတ မြန်မာနိုင်ငံတော် အတွင်း၌ဖြစ်စေ၊ အခြားမည်သည့်အရပ်ဒေသ၌ဖြစ်စေ၊ အချိန်ကာလအလိုက် တည်မြဲ နေသော တရားဥပဒေများ၊ အမိန့်ကြော်ငြာစာများ၊ အမိန့်များက ခွင့်ပြုထားသည့် လုပ်ငန်းများမှအပ အခြားလုပ်ငန်းများလုပ်ကိုင် ဆောင်ရွက်ခြင်းမပြုပါ။ ထို့အပြင် ပြည်ထောင်စု သမ္မတမြန်မာနိုင်ငံတော် အတွင်း၌ အချိန်ကာလအားလျော်စွာ တည်မြဲနေသည့် တရားဥပဒေ ပြဋ္ဌာန်းချက်များ၊ အမိန့်ကြော်ငြာစာများ၊ အမိန့်များနှင့်လျော်ညီ သင့်တော်ခြင်း သို့မဟုတ်၊ ခွင့်ပြုထားရှိခြင်းမှသာလျှင် လုပ်ငန်းများကို ဆောင်ရွက်မည်ဟု ခြွင်းချက်ထားရှိပါသည်။

အောက်တွင် အမည်၊ နိုင်ငံသား၊ နေရပ်နှင့် အကြောင်းအရာစုံလင်စွာပါသော ဇယားတွင် လက်မှတ်ရေးထိုးသူကျွန်ုပ်တို့ ကိုယ်စီကိုယ်ငှသည့် ဤသင်းဖွဲ့မှတ်တမ်းအရ ကုမ္ပဏီတစ်ခုဖွဲ့စည်းရန် လိုလားသည့် အလျောက် ကျွန်ုပ်တို့၏ အမည်အသီးသီးနှင့် ယှဉ်တွဲ၍ပြထားသော အစုရှယ်ယာများကို ကုမ္ပဏီ၏ မတည် ရင်းနှီးငွေတွင် ထည့်ဝင်ရယူကြရန် သဘောတူကြပါသည်။

စဉ်	အစုထည့်ဝင်သူများ၏ အမည်၊ နေရပ်လိပ်စာနှင့် အလုပ်အကိုင်	နိုင်ငံသားနှင့် အမျိုးသား မှတ်ပုံတင်အမှတ်	ဝယ်ယူသော အစုရှယ်ယာ ဦးရေ	ထိုးမြဲလက်မှတ်
1	**Peninsula Yangon Holdings Pte. Limited (Singapore)** 9 Battery Road, #15-01 Straits Trading Building, Singapore. REG : 201320115M **REPRESENTED :** 1) **Martyn Peter Alexander Sawyer** House 2 Ruby Chalet, Lot No. 1128 DD217, Pak Sha Wan, Sai Kung, New Territories, Hong Kong 2) **U Theim Wai @ Mr.Serge Pun** FMI Centre, Levels 10&11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar.	**Incorporated in Singapore** British PP NO. 517812057 Myanmar 12/MaGaTa(N)084053	**143,856,000**	
2	**Peninsula Yangon Holdings (BVI) Limited** P.O Box 957, Offshore Incorporations Center Road Town, Tortola, British Virgin Islands. REG : 1784043 **REPRESENTED :** 1) **Martyn Peter Alexander Sawyer** House 2 Ruby Chalet, Lot No. 1128 DD217, Pak Sha Wan, Sai Kung, New Territories, Hong Kong. 2) **U Theim Wai @ Mr.Serge Pun** FMI Centre, Levels 10&11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar.	**Incorporated in British Virgin Islands** British PP NO. 517812057 Myanmar 12/MaGaTa(N)084053	**144,000**	

ရန်ကုန်။ နေ့စွဲ၊ ၂၀၁၆ ခုနှစ်၊ လ၊ ရက်။

အထက်ပါလက်မှတ်ရှင်များသည် ကျွန်ုပ်တို့၏ရှေ့မှောက်တွင် လက်မှတ်ရေးထိုးကြပါသည်။

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Add... ...Bawga Street,
A... ...chanthar,
...angon.
:09 42008-665,31538589

မြန်မာနိုင်ငံကုမ္ပဏီများ အက်ဥပဒေ

အစုရှယ်ယာများဖြင့် ပေးရန်တာဝန် ကန့်သတ်ထားသော အများနှင့် မသက်ဆိုင်သည့် ကုမ္ပဏီ

ပန်နီစွဲလား ရန်ကုန် လီမိတက်

၏

သင်းဖွဲ့စည်းမျဉ်းများ

****

၁။ ဤသင်းဖွဲ့စည်းမျဉ်းနှင့် လိုက်လျောညီထွေမဖြစ်သည့် စည်းမျဉ်းများမှအပ၊ မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေ နောက်ဆက်တွဲ ပထမဇယားပုံစံ "က" ပါ စည်းမျဉ်းများသည် ဤ ကုမ္ပဏီနှင့် သက်ဆိုင်စေရမည်။ မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေပုဒ်မ ၁၇ (၂) တွင် ဖော်ပြပါရှိသည့် မလိုက်နာ မနေရ စည်းမျဉ်းများသည် ဤကုမ္ပဏီနှင့် အစဉ်သဖြင့် သက်ဆိုင်စေရမည်။

အများနှင့် မသက်ဆိုင်သော ကုမ္ပဏီ

၂။ ဤကုမ္ပဏီသည် အများနှင့်မသက်ဆိုင်သည့်ကုမ္ပဏီဖြစ်၍ အောက်ပါသတ်မှတ်ချက်များသည် အကျိုးသက်ရောက်စေမည်။

(က)ဤကုမ္ပဏီသည် ခန့်အပ်ထားသော ဝန်ထမ်းများမှအပ၊ ဤကုမ္ပဏီ၏အစုရှင်အရေအတွက်ကို ငါးဆယ် အထိသာကန့်သတ်ထားသည်။

(ခ)ဤကုမ္ပဏီ၏ အစုရှယ်ယာ သို့မဟုတ် ဒီဘင်ချာ သို့မဟုတ် ဒီဘင်ချာစတော့(ခ်) တစ်ခုခုအတွက် ငွေထည့်ဝင်ရန် အများပြည်သူတို့အား ကမ်းလှမ်းခြင်းမပြုလုပ်ရန် တားမြစ်ထားသည်။

မ,တည် ရင်းနှီးငွေနှင့် အစုရှယ်ယာ

၃။ ကုမ္ပဏီ၏သတ်မှတ် မ,တည်ငွေရင်းမှာကျပ် USD 144,000,000/ (အမေရိကန်ဒေါ်လာ တစ်ရာလေးဆယ့်လေးသန်း တိတိ) ဖြစ်၍ ငွေကျပ် USD 1.00/- (အမေရိကန်ဒေါ်လာ တစ်ဒေါ်လာ တိတိ) တန် အစုရှယ်ယာပေါင်း (144,000,000) ခွဲထားပါသည်။ ကုမ္ပဏီ၏ ရင်းနှီးငွေကို ကုမ္ပဏီ၏ စည်းမျဉ်းများနှင့် လက်ရှိတရားဝင်တည်ဆဲဖြစ်နေသော တရားဥပဒေ အထွေထွေ ပြဋ္ဌာန်းချက်များ နှင့်အညီ သင်းလုံးကျွတ်အစည်းအဝေး၌ တိုးမြှင့်နိုင်ခွင့်၊ လျှော့ချနိုင်ခွင့်နှင့် ပြင်ဆင်နိုင်ခွင့် အာဏာ ရှိစေရမည်။

၄။ မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေပါ ပြဋ္ဌာန်းချက်များကို မထိခိုက်စေလျက် အစုရှယ်ယာများသည် ဒါရိုက်တာများ၏ ကြီးကြပ်ကွပ်ကဲမှု အောက်တွင် ရှိစေရသည်။ ၎င်းဒါရိုက်တာများသည် သင့်လျော်သော ပုဂ္ဂိုလ်များအား သတ်မှတ်ချက်အား အခြေအနေတစ်စုံတစ်ရာဖြင့် အစုရှယ်ယာများကို ခွဲဝေချထားခြင်း သို့မဟုတ် ထုခွဲရောင်းချခြင်း တို့ကို ဆောင်ရွက်နိုင်သည်။

၅။ အစုရှယ်ယာ လက်မှတ်များကို အထွေထွေမန်နေဂျာ သို့မဟုတ် ဒါရိုက်တာအဖွဲ့ကသတ်မှတ်သည့် အခြားပုဂ္ဂိုလ်များက လက်မှတ်ရေးထိုး၍ ကုမ္ပဏီ၏ တံဆိပ် ရိုက်နှိပ် ထုတ်ပေးရမည်။ အစုရှယ်ယာ လက်မှတ်သည် ပုံပန်းပျက်ခြင်း၊ ပျောက်ဆုံးခြင်း၊ သို့မဟုတ် ပျက်စီးခြင်းဖြစ်ပါက အဖိုးအခဖြင့် ပြန်လည်အသစ်ပြုလုပ်ပေးမှုကို သော်လည်းကောင်း၊ ဒါရိုက်တာများက သင့်လျော်သည်ဟု ယူဆသော အခြားသက်သေခံ အထောက်အထား တစ်စုံတစ်ရာကို တင်ပြစေ၍သော်လည်းကောင်းထုတ်ပေးနိုင်သည်။ ကွယ်လွန်သွားသော အစုရှယ်ယာရှင်တစ်ဦး၏ တရားဝင်ကိုယ်စားလှယ်ကို ဒါရိုက်တာ များကအသိအမှတ်ပြုပေးရမည်ဖြစ်သည်။

၆။ ဒါရိုက်တာများသည် အစုရှင်များက ၎င်းတို့၏ အစုရှယ်ယာများအတွက် မပေးသွင်းရသေးသော ငွေများကို အခါအားလျော်စွာတောင်းဆိုနိုင်သည်။ အစုရှင်တိုင်းကလည်း ၎င်းတို့ထံတောင်းဆိုသည့် အကြိမ်တိုင်းအတွက် ဒါရိုက်တာများက သတ်မှတ်သည့်အချိန်နှင့်နေရာတွင် ပေးသွင်းစေရန် တာဝန်ရှိစေရမည်။ ဆင့်ခေါ်မှုတစ်ခုအတွက် အရစ်ကျပေးသွင်းစေခြင်း၊ သို့မဟုတ် ပယ်ဖျက်ခြင်း သို့မဟုတ် ရွှေ့ဆိုင်းခြင်းတို့ကို ဒါရိုက်တာများက သတ်မှတ်နိုင်သည်။

ဒါရိုက်တာများ

၇။ သင်းလုံးကျွတ် အစည်းအဝေးက တစ်စုံတစ်ရာ သတ်မှတ်ပြဋ္ဌာန်းမှု မပြုလုပ်သမျှ ဒါရိုက်တာများ၏ အရေအတွက်သည် (၂) ဦးထက်မနည်း (၁၀) ဦးထက်မများစေရ။

ပထမဒါရိုက်တာများသည် -

(၁) MR. MARTYN PETER ALEXANDER SAWYER

(၂) U THEIM WAI @ MR SERGE PUN

(၃) MR. PETER CAMILLE BORER

(၄) MR. CLEMENT KING MAN KWOK

(၅) MS. CHRISTOBELLE YI CHING LIAO

(၆) MR. CHI YAN CYRUS PUN

၈။ ဒါရိုက်တာများသည် ၎င်းတို့အနက်မှ တစ်ဦးကို မန်နေးဂျင်းဒါရိုက်တာ အဖြစ် အချိန်အခါအလိုက် သင့်လျော်သော သတ်မှတ်ချက်များ၊ ညွှန်ကြားချက်များဖြင့် ခန့်ထားရမည်ဖြစ်ပြီး အခါအားလျော်စွာ ဒါရိုက်တာအဖွဲ့က ပေးအပ်သော အာဏာများ အားလုံးကို ၎င်းကအသုံးပြုနိုင်သည်။

၉။ ဒါရိုက်တာတစ်ဦးဖြစ်မြောက်ရန် လိုအပ်သော အရည်အချင်းသည် ကုမ္ပဏီ၏ အစုရှယ်ယာ အနည်းဆုံး (-)စုကို ပိုင်ဆိုင်ခြင်းဖြစ်၍ ၎င်းသည် မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေပုဒ်မ ၈၅ ပါ ပြဋ္ဌာန်းချက်များကို လိုက်နာရန် တာဝန်ရှိသည်။

၁၀။ အစုရှယ်ယာများ လွှဲပြောင်းရန် တင်ပြချက်ကို မည်သည့် အကြောင်းပြချက်မျှ မပေးဘဲ ဒါရိုက်တာအဖွဲ့သည် ၎င်းတို့ပြည့်စုံ၍ ချုပ်ချယ်ခြင်းကင်းသော ဆင်ခြင်တွက်ဆမှုဖြင့် မှတ်ပုံတင်ရန် ငြင်းဆိုနိုင်သည်။

ဒါရိုက်တာများ၏ ဆောင်ရွက်ချက်များ

၁၁။ ဒါရိုက်တာများသည် ၎င်းတို့ သင့်လျော်သည် ထင်မြင်သည့်အတိုင်း လုပ်ငန်းဆောင်ရွက်ရန် တွေ့ဆုံ ဆွေးနွေးခြင်း၊ အစည်းအဝေး ရွှေ့ဆိုင်းခြင်း၊ အချိန်မှန်စည်းဝေးခြင်း၊ အစည်းအဝေးအထမြောက်ရန် အနည်းဆုံး ဒါရိုက်တာဦးရေသတ်မှတ်ခြင်းတို့ကို ဆောင်ရွက်နိုင်သည်။ ယင်းသို့ မသတ်မှတ်ပါက ဒါရိုက်တာနှစ်ဦးတက်ရောက်လျှင် အစည်းအဝေးထမြောက်ရမည်။ အစည်းအဝေးတွင် မည်သည့်ပြဿနာမဆို ပေါ်ပေါက်ပါက မန်နေးဂျင်းဒါရိုက်တာ၏ အဆုံးအဖြတ်သည်အတည်ဖြစ်ရမည်။ မည်သည့် ကိစ္စများကိုမဆို မဲခွဲဆုံးဖြတ်ရာတွင် မဲအရေအတွက် တူနေပါက သဘာပတိသည် ဒုတိယမဲ သို့မဟုတ် အနိုင်မဲကို ပေးနိုင်သည်။

၁၂။ ဒါရိုက်တာများ၏ အစည်းအဝေးကို မည်သည့်ဒါရိုက်တာကမဆို အချိန်မရွေး ခေါ်နိုင်သည်။

၁၃။ ဒါရိုက်တာအားလုံးက လက်မှတ်ရေးထိုးထားသော ရေးသားထားသည့်ဆုံးဖြတ်ချက်တစ်ရပ်သည် နည်းလမ်းတကျ ခေါ်ယူကျင်းပသော အစည်းအဝေးက အတည်ပြုသည့် ဆုံးဖြတ်ချက်ကဲ့သို့ပင် ကိစ္စအားလုံး အတွက် အကျိုး သက်ရောက်စေရမည်။

ဒါရိုက်တာများ၏ လုပ်ပိုင်ခွင့်နှင့်တာဝန်များ

၁၄။ မြန်မာနိုင်ငံ ကုမ္ပဏီများအက်ဥပဒေ နောက်ဆက်တွဲဇယားပုံစံ (က)ပါ စည်းမျဉ်းအပိုဒ် ၇၁ တွင် ပေးအပ်ထားသော အထွေထွေ အာဏာများကို မထိခိုက်စေဘဲ ဒါရိုက်တာများသည် အောက်ဖော်ပြပါ အာဏာများ ရှိရမည်ဟု အတိအလင်း ထုတ်ဖော်ကြေညာသည်။ အာဏာဆိုသည်မှာ –

(၁) ဒါရိုက်တာများက သင့်လျော်သည်ဟုယူဆသော တန်ဖိုးနှင့်စည်းကမ်းများ၊ အခြေအနေများ သတ်မှတ်၍ ကုမ္ပဏီကရယူရန်အာဏာရှိသည့် မည်သည့်ပစ္စည်း၊ အခွင့်အရေးများ၊ အခွင့်အလမ်းများကိုမဆိုဝယ်ယူရန် သို့မဟုတ် အခြားနည်းလမ်းများဖြင့် ရယူပိုင်ဆိုင်ရန်အပြင် ကုမ္ပဏီကပိုင်ဆိုင်ခွင့်ရှိသောမည်သည့်ပစ္စည်း၊ အခွင့်အရေးများ၊ အခွင့်အလမ်းများကိုမဆို သင့်တော်သောစည်းကမ်းချက်များ သတ်မှတ်၍ရောင်းချခြင်း၊ အငှားချခြင်း၊ စွန့်လွှတ်ခြင်း၊ သို့မဟုတ် အခြားနည်းလမ်းများဖြင့် ဆောင်ရွက်ခြင်းတို့ကို ပြုလုပ်ရန်။

(၂) သင့်လျော်သောစည်းကမ်းသတ်မှတ်ချက်များဖြင့်ငွေကြေးများကိုချေးငှားရန် သို့မဟုတ်အဆိုပါချေးငှား သော ငွေကြေးများကို ပြန်လည်ပေးဆပ်ရန်အတွက် အာမခံများထားရှိရန်အပြင်၊ အထူးသဖြင့် ဤကုမ္ပဏီ၏ ဒီဘင်ချာများ၊ ဒီဘင်ချာစတော့(ခ်)များ၊ ခေါ်ယူခြင်းမပြုရသေးသော ရင်းနှီးငွေများအပါအဝင် ယခုလက်ရှိ နှင့် နောင်ရှိမည့် ပစ္စည်းများအားလုံး သို့မဟုတ် တစ်စိတ်တစ်ဒေသကို အပေါင်ပြု၍ ထုတ်ဝေရန်။

(၃) ဤကုမ္ပဏီက ရယူထားသော အခွင့်အရေးများ သို့မဟုတ် ဝန်ဆောင်မှုများအတွက် အားလုံး သို့မဟုတ် တစ်စိတ်တစ်ဒေသကို ငွေကြေးအားဖြင့် ပေးချေရန်၊ သို့မဟုတ် အစုရှယ်ယာများ၊ ငွေချေးစာချုပ်များ၊ ဒီဘင်ချာများ သို့မဟုတ် ဤကုမ္ပဏီ၏အခြားသော အာမခံစာချုပ်များကို ထုတ်ပေးရန်၊ ထို့အပြင် အဆိုပါ အစုရှယ်ယာများ ထုတ်ပေးရာ၌ ငွေအပြည့် ပေးသွင်းပြီးသော အစုရှယ်ယာအနေဖြင့် သော်လည်းကောင်း၊ တစ်စိတ်တစ်ဒေသ ပေးသွင်းပြီးသော အစုရှယ်ယာများ အနေဖြင့်သော်လည်းကောင်း သဘောတူညီသကဲ့သို့ ထုတ်ဝေပေးရန်နှင့် အဆိုပါ ငွေချေးစာချုပ်များ၊ ဒီဘင်ချာများ သို့မဟုတ် ကုမ္ပဏီ၏ အခြားသော အာမခံ စာချုပ်များဖြင့် ထုတ်ဝေပေးရာ၌ ခေါ်ဆိုခြင်း မပြုရသေးသော ရင်းနှီးငွေများ အပါအဝင် ဤကုမ္ပဏီ၏ ပစ္စည်းအားလုံး သို့မဟုတ် တစ်စိတ်တစ်ဒေသကို အပေါင်ပြု၍ဖြစ်စေ၊ ထိုကဲ့သို့မဟုတ်ဘဲဖြစ်စေ ထုတ်ပေးရန်။

(၄) ဤကုမ္ပဏီနှင့် ပြုလုပ်ထားသော ကန်ထရိုက်စာချုပ်များ၊ တာဝန်ယူထားသည့်လုပ်ငန်းများ ပြီးစီးအောင် ဆောင်ရွက်စေခြင်း အလို့ငှာခေါ်ယူခြင်း မပြုရသေးသော ရင်းနှီးငွေများ အပါအဝင် ဤကုမ္ပဏီ၏ ပစ္စည်းရပ်များ အားလုံး သို့မဟုတ် တစ်စိတ်တစ်ဒေသကို ပေါင်နှံ၍ သော်လည်းကောင်း၊ အပေါင်ပြု၍ သော်လည်းကောင်း သို့မဟုတ် အစုရှယ်ယာများအတွက် ငွေများ တောင်းခံခေါ်ယူ၍ သော်လည်းကောင်း ခွင့်ပြုရန် သို့မဟုတ် သင့်လျော်သည့်အတိုင်း ဆောင်ရွက်ရန်။

(၅) မန်နေဂျာများ၊ အတွင်းရေးမှူးများ၊ အရာရှိများ၊ စာရေးများ၊ ကိုယ်စားလှယ်များနှင့် ဝန်ထမ်းများကိုအမြဲ တမ်း၊ ယာယီ သို့မဟုတ် အထူးကိစ္စရပ်များအတွက်ခန့်ထားခြင်း၊ ရပ်စဲခြင်း၊ ဆိုင်းငံ့ခြင်းများအတွက်လည်း ကောင်း အဆိုပါ ပုဂ္ဂိုလ်တို့၏တာဝန်များ၊ အာဏာများ၊ လစာငွေများ၊ အခြားငွေကြေးများကို သတ်မှတ် ရာ၌လည်းကောင်း၊ အာမခံပစ္စည်းများ တောင်းခံရာ၌လည်းကောင်း သင့်လျော်သလိုဆောင်ရွက်ရန်၊ ထို့ အပြင် အဆိုပါကိစ္စရပ်များအတွက် ကုမ္ပဏီ၏ မည်သည့်အရာရှိကိုမဆို ကိစ္စရပ်အားလုံးကို ဖြစ်စေ၊ တစ်စိတ် တစ်ဒေသကိုဖြစ်စေ ဒါရိုက်တာများ၏ကိုယ်စား ဆောင်ရွက်နိုင်ရေးအတွက် တာဝန်လွှဲအပ်ရန်။

(၆) ဤကုမ္ပဏီ၏ ဒါရိုက်တာတစ်ဦးအား ဒါရိုက်တာရာထူးနှင့် တွဲဖက်၍ မန်နေဂျင်း ဒါရိုက်တာ၊ အထွေထွေ မန်နေဂျာ၊ အတွင်းရေးမှူး သို့မဟုတ် ဌာနခွဲ မန်နေဂျာအဖြစ် ခန့်ထားရန်။

(၇) မည်သည့် အစုရှင်ထံမှမဆို ၄င်းတို့၏ အစုရှယ်ယာများအားလုံးကို ဖြစ်စေ၊ အချို့အဝက်ကိုဖြစ်စေ စွန့်လွှတ်ခြင်းအား သဘောတူညီသောစည်းကမ်းများဖြင့် လက်ခံရန်။

(၈) ဤကုမ္ပဏီက ပိုင်ဆိုင်သော သို့မဟုတ် ပိုင်ဆိုင်ခွင့်ရှိသော သို့မဟုတ် အခြားအကြောင်းများကြောင့်ဖြစ်သော မည်သည့် ပစ္စည်းကိုမဆို ကုမ္ပဏီ၏ကိုယ်စား လက်ခံထိန်းသိမ်းထားရန်အတွက် မည်သည့်ပုဂ္ဂိုလ် သို့မဟုတ် ပုဂ္ဂိုလ်များကိုမဆို ခန့်ထားရန်နှင့် အဆိုပါ ယုံမှတ် အပ်နှံခြင်းများနှင့် ပတ်သက်၍ လိုအပ်သော စာချုပ်စာတမ်းများ ချုပ်ဆို ပြုလုပ်ရန်။

(၉) ဤကုမ္ပဏီ၏ အရေးအရာများနှင့် စပ်လျဉ်း၍ ဤကုမ္ပဏီက ပြုလုပ်သော သို့မဟုတ် ဤကုမ္ပဏီအပေါ် သို့မဟုတ် ဤကုမ္ပဏီ၏ အရာရှိများအပေါ် ပြုလုပ်သော တရားဥပဒေအရ စွဲဆို ဆောင်ရွက်မှုများကို တရားစွဲဆို၊ အရေးယူ၊ ခုခံကာကွယ်ရန် သို့မဟုတ် ခွင့်လွှတ်ရန်၊ ထို့အပြင် ဤကုမ္ပဏီက ရရန်ရှိသော ကြွေးမြီများနှင့် ဤကုမ္ပဏီအပေါ် တောင်းခံသော ကြွေးမြီများနှင့်ပတ်သက်၍ ပေးဆပ်ရန် အချိန်ကာလ ရွှေ့ဆိုင်းခွင့်ပြုခြင်း သို့မဟုတ် နှစ်ဦးနှစ်ဖက် သဘောတူ ကျေအေးခြင်းများ ပြုလုပ်ရန်။

(၁၀) ဤကုမ္ပဏီက ပေးရန်ရှိသော သို့မဟုတ် ရရန်ရှိသော ငွေတောင်းခံခြင်းများကို ဖြန်ဖြေရေး ခုံသမာဓိထံသို့ ပြေရှင်းရန်အတွက် အပ်နှံရန်အပြင် ဖြန်ဖြေရေး ခုံသမာဓိ၏ ဆုံးဖြတ်ချက်အတိုင်း လိုက်နာဆောင်ရွက်ရန်။

(၁၁) ဤကုမ္ပဏီက ရရန်ရှိသောတောင်းဆိုချက်၊ တောင်းခံချက်များနှင့် ကုမ္ပဏီသို့ပေးရန်ရှိသော ငွေကြေးများအတွက် ပြေစာများ ပြုလုပ် ထုတ်ပေးခြင်း၊ လျှော်ပစ်ခြင်းနှင့် အခြားသောနည်းဖြင့်စွန့်လွှတ်ခြင်းများကို ပြုလုပ်ရန်။

(၁၂) လူမွဲစာရင်းခံရခြင်း၊ ကြွေးမြီး မဆပ်နိုင်ခြင်း ကိစ္စများနှင့် ပတ်သက်၍ ကုမ္ပဏီ၏ကိုယ်စား ဆောင်ရွက်ရန်။

(၁၃) ငွေလွှဲစာတမ်းများ၊ ချက်လက်မှတ်များ၊ ဝန်ခံကတိစာချုပ်များ၊ ထပ်ဆင့် လက်မှတ်ရေးထိုးခြင်းများ၊ လျှော်ပစ်ခြင်းများ၊ ကန်ထရိုက် စာချုပ်များနှင့်စာရွက်စာတမ်းများကို ကုမ္ပဏီ၏ကိုယ်စား မည်သူက လက်မှတ် ရေးထိုးခွင့်ရှိသည်ကို စိစစ်သတ်မှတ်ရန်။

(၁၄) ဒါရိုက်တာများက သင့်လျော်သည်ဟု ယူဆပါက သင့်လျော် လျှောက်ပတ်သောနည်းလမ်းများဖြင့် လတ်တလော အသုံးပြုရန် မလိုသေးသော ကုမ္ပဏီပိုင် ငွေများကို အာမခံပစ္စည်း ပါသည်ဖြစ်စေ၊ မပါသည်ဖြစ်စေ ရင်းနှီးမြှုပ်နှံထားရန်နှင့် စီမံခန့်ခွဲထားရန်။ ထို့အပြင် အချိန်ကာလအားလျော်စွာ မြှုပ်နှံထားသောငွေကို ပြန်လည်ရယူရန်နှင့် ပြင်ဆင်ပြောင်းလွဲရန်။

(၁၅) ဤကုမ္ပဏီ၏ အကျိုးအတွက် ငွေကြေး စိုက်ထုတ် ကုန်ကျခံထားသော ဒါရိုက်တာ သို့မဟုတ် အခြားပုဂ္ဂိုလ်များက ကုမ္ပဏီ၏ (လက်ရှိနှင့် နောင်တွင်ရှိမည့်) ပစ္စည်းများကို ဤကုမ္ပဏီ၏ အမည်ဖြင့်ဖြစ်စေ၊ ဤကုမ္ပဏီ၏ ကိုယ်စားဖြစ်စေ ပေါင်နှံခြင်းကို သင့်လျော်သည်ဟု ယူဆပါက ဆောင်ရွက်ခွင့်ပြုရန်။ အဆိုပါ ပေါင်နှံခြင်းဆိုရာ၌ ရောင်းချနိုင်သည့် အာဏာနှင့် အခြားသော သဘောတူညီထားသည့် တရားဝင်သော တူညီချက်များနှင့် ဥပဒေပြဋ္ဌာန်းချက်များပါ ပါဝင်သည်။

(၁၆) ဤကုမ္ပဏီကခန့်အပ်ထားသော မည်သည့်အရာရှိသို့မဟုတ် ပုဂ္ဂိုလ်ကိုမဆို အတိအကျဆောင်ရွက်ခဲ့သည့်လုပ်ငန်း သို့မဟုတ် ဆောင်ရွက်မှုတစ်ခုအတွက် ရရှိသော အမြတ်ငွေမှ ကော်မရှင်ပေးခြင်း သို့မဟုတ် ကုမ္ပဏီ၏ အထွေထွေ အမြတ်အစွန်းမှ ခွဲဝေပေး ခြင်းများ ပြုလုပ်ရန်နှင့် အဆိုပါကော်မရှင်များ၊ အမြတ်များခွဲဝေပေးခြင်း စသည်တို့ကို ဤကုမ္ပဏီ၏လုပ်ငန်းကုန်ကျစရိတ် တစ်စိတ်တစ်ဒေသအဖြစ် သတ်မှန်ရန်။

(၁၇) ဤကုမ္ပဏီ၏လုပ်ငန်းများ၊ အရာရှိများ ဝန်ထမ်းများနှင့် အစုရှင်များအတွက် ထုတ်ပြန်ထားသော စည်းမျဉ်းများ၊ စည်းကမ်းချက်များ၊ စည်းကမ်းဥပဒေများကို အခါအားလျော်စွာ သတ်မှတ်ခြင်း၊ ပြင်ဆင်ခြင်း၊ ဖြည့်စွက်ခြင်းများ ဆောင်ရွက်ရန်။

(၁၈) ဤကုမ္ပဏီ၏လုပ်ငန်းအတွက် ဤကုမ္ပဏီ၏အမည်ဖြင့်ဖြစ်စေ၊ ဤကုမ္ပဏီ၏ကိုယ်စားဖြစ်စေ လိုအပ်သည်ဟု ယူဆလျှင် ညှိနှိုင်းဆွေးနွေးခြင်းနှင့် ကန်ထရိုက်စာချုပ် ချုပ်ဆိုခြင်းများကို ပြုလုပ်ရန်၊ ဖျက်သိမ်းရန်နှင့် ပြင်ဆင်ရန် အပြင် အဆိုပါ ဆောင်ရွက်ချက် စာချုပ်များနှင့် ကိစ္စရပ်များကိုလည်းကောင်း ၄င်းတို့နှင့် စပ်လျဉ်းသော ကိစ္စရပ်များကို လည်းကောင်း လုပ်ကိုင်ဆောင်ရွက်ရန်။

(၁၉) ဒါရိုက်တာများက သင့်လျော်လျှောက်ပတ်သည်ဟု ယူဆပါက ကုမ္ပဏီ၏ စီးပွားရေးလုပ်ငန်းတွင် အကျိုးရှိစေရန်အတွက် မည်သည့် ပြည်တွင်းပြည်ပ ပုဂ္ဂိုလ်၊ စီးပွားရေး အဖွဲ့အစည်း၊ ကုမ္ပဏီ သို့မဟုတ် ဘဏ် သို့မဟုတ် ငွေကြေးအဖွဲ့အစည်းထံမှ မဆို ငွေချေးယူရန်။

အထွေထွေအစည်းအဝေးကြီးများ

၁၅။ ကုမ္ပဏီကိုဥပဒေအရ ဖွဲ့စည်းတည်ထောင်ပြီးသည့်နေ့မှ တစ်ဆယ့်ရှစ်လအတွင်း အထွေထွေသင်းလုံးကျွတ် အစည်းအဝေးကြီးကိုကျင်းပရမည်။ ထို့နောက် ဒါရိုက်တာအဖွဲ့က သတ်မှတ်ပေးသည့် အချိန်နှင့် နေရာများတွင် ပြက္ခဒိန်နှစ်တစ်နှစ်လျှင် အနည်းဆုံးတစ်ကြိမ် (နောက်ဆုံးကျင်းပသည့် အထွေထွေအစည်းအဝေးကြီးနှင့် တစ်ဆယ့်ငါးလထက်မပိုသည့်အချိန်၌) ကျင်းပရမည်။ သင်းလုံးကျွတ် အစည်းအဝေးစတင်၍ လုပ်ငန်းအတွက် ဆွေးနွေးချိန်တွင် အစည်းအဝေးအထမြောက်ရန် သတ်မှတ်သည့် အစုရှင်အရေအတွက် မတက်ရောက်သော မည်သည့်သင်းလုံးကျွတ် အစည်းအဝေးတွင်မဆို လုပ်ငန်းနှင့် ပတ်သက်၍ ဆုံးဖြတ်ဆောင်ရွက်ခြင်းမပြုရ။ ဤတွင်အခြားနည်း သတ်မှတ်ပြဌာန်းခြင်းမရှိလျှင် ထုတ်ဝေထားသည့် မူတည် ရင်းနှီးငွေ အစုရှယ်ယာများ၏ ငါးဆယ်ရာခိုင်နှုန်းထက်မနည်း ပိုင်ဆိုင်ကြသည့် (နှစ်ဦးထက်မနည်းသော) အစုရှင်များ ကိုယ်တိုင်တက်ရောက်လျှင် လုပ်ငန်းကိစ္စအားလုံး ဆောင်ရွက်ရန်အတွက် အစည်းအဝေးအထမြောက်သည့်ဦးရေ ဖြစ်သည်။ အကယ်၍ ကုမ္ပဏီတွင်အစုရှင်အရေအတွက် နှစ်ဦးတည်းသာရှိသည့် ကိစ္စတွင်မူ ထိုနှစ်ဦးတည်းသည်ပင်လျှင် အစည်းအဝေး အထမြောက်ရန် သတ်မှတ်သည့် အရေအတွက်ဖြစ်စေရမည်။

အမြတ်ဝေစုများ

၁၆။ သင်းလုံးကျွတ်အစည်းအဝေးတွင် ဤကုမ္ပဏီ၏ အစုရှင်များအား ခွဲဝေပေးမည့် အမြတ်ဝေစုကို ကြေညာရမည်။ သို့ရာတွင် အမြတ်ဝေစုသည် ဒါရိုက်တာများက ထောက်ခံသော ငွေပမာဏထက် မကျော်လွန်စေရ။ သက်ဆိုင်ရာနှစ်၏ အမြတ်ပမာဏ သို့မဟုတ် အခြားမခွဲဝေရသေးသည့် အမြတ်ပမာဏမှအပ အမြတ်ဝေစုကို ခွဲဝေမပေးရ။

ရုံးဝန်ထမ်းများ

၁၇။ ကုမ္ပဏီသည် လုပ်ငန်းရုံးတစ်ခုကို ဖွင့်လှစ်၍ ဆောင်ရွက်မည်ဖြစ်ပြီး အရည်အချင်း ပြည့်မီသူပုဂ္ဂိုလ်တစ်ဦးအား အထွေထွေမန်နေဂျာအဖြစ် ခန့်အပ်ရန်နှင့် အခြားအရည်အချင်း ပြည့်မီသူများအား ရုံးဝန်ထမ်းများအဖြစ် ခန့်အပ်မည်ဖြစ်သည်။ လစာ၊ ခရီးသွားလာစရိတ်နှင့် အခြားအသုံးစရိတ်များကဲ့သို့သော ဥာဏ်ပူဇော်ခများနှင့် အခကြေးငွေများကို ဒါရိုက်တာအဖွဲ့က သတ်မှတ်မည်ဖြစ်ပြီး ၎င်းသတ်မှတ်ချက်များကို သင်းလုံးကျွတ် အစည်းအဝေးက အတည်ပြုရမည်။ အထွေထွေမန်နေဂျာသည် လုပ်ငန်းရုံး၏ ထိရောက်စွာလုပ်ငန်း လည်ပတ်မှုအားလုံးအတွက် တာဝန်ရှိစေရမည်ဖြစ်ပြီး မန်နေဂျင်း ဒါရိုက်တာအားတာဝန်ခံ၍ ဆောင်ရွက်ရမည်။

ငွေစာရင်းများ

၁၈။ ဒါရိုက်တာများသည် သင့်လျော်သည့် ငွေစာရင်းစာအုပ်များကို အောက်ဖော်ပြပါ သတ်မှတ်ချက်များနှင့်အညီ ထားသိုထိန်းသိမ်း ဆောင်ရွက်ရမည်။

(၁) ကုမ္ပဏီ၏ ရငွေ၊ သုံးငွေများ၏ ပမာဏနှင့် ၎င်းရငွေ၊ သုံးငွေများ ဖြစ်ပေါ်ခြင်းနှင့် စပ်လျဉ်းသည့် အကြောင်းကိစ္စများ။

(၂) ကုမ္ပဏီ၏ ကုန်ပစ္စည်းများ ရောင်းချခြင်းနှင့် ဝယ်ယူခြင်းများ။

(၃) ဤကုမ္ပဏီ၏ ရရန်ပိုင်ခွင့်နှင့် ပေးရန်တာဝန်များ။

၁၉။ ငွေစာရင်းစာအုပ်အားလုံးကို ဤကုမ္ပဏီ၏ မှတ်ပုံတင်ထားသော လုပ်ငန်းရုံး သို့မဟုတ် ဒါရိုက်တာများက သင့်လျော်သည်ဟု ထင်မြင်ယူဆသော အခြားနေရာတွင် သိမ်းဆည်းထားရမည်ဖြစ်ပြီး၊ ရုံးချိန်အတွင်း၌ ဒါရိုက်တာများက စစ်ဆေးနိုင်ရန် ပြသထားရမည်။

စာရင်းစစ်

၂၀။ စာရင်းစစ်များကို ခန့်အပ်ထားရမည်။ ၎င်းစာရင်းစစ်များ၏ တာဝန်သည် မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေ သို့မဟုတ် အခါအားလျော်စွာ ပြင်ဆင်သတ်မှတ်သည့် စည်းမျဉ်း စည်းကမ်းများနှင့် လိုက်လျောညီထွေ ဖြစ်ရမည်။

နို့တစ်စာ

၂၁။ ဤကုမ္ပဏီသည် မည်သည့်အစုရှင်ထံသို့မဆို နို့တစ်စာကို လက်ရောက်ပေးအပ်ခြင်း သို့မဟုတ် နို့တစ်စာပါသော စာကို စာတိုက်ခ ကြိုတင်ပေးထား၍ ၎င်းအစုရှင်ထံ မှတ်ပုံတင်လိပ်စာအတိုင်း စာတိုက်မှတစ်ဆင့် လိပ်မူ ပေးပို့ခြင်းအားဖြင့် ပေးပို့နိုင်သည်။

တံဆိပ်

၂၂။ ဒါရိုက်တာများသည် တံဆိပ်ကို လုံခြုံစွာထိန်းသိမ်းထားရန်အတွက် စီမံဆောင်ရွက်ရမည်။ ထိုတံဆိပ်ကို ဒါရိုက်တာများကကြိုတင်ပေးအပ်ထားသည့် ခွင့်ပြုချက်ဖြင့်မှတစ်ပါး၊ ထို့အပြင် အနည်းဆုံး ဒါရိုက်တာတစ်ဦး ရှေ့မှောက်တွင်မှတစ်ပါး မည်သည့်အခါမျှ မသုံးရ။ တံဆိပ်ရိုက်နှိပ်ထားသည့် စာရွက်စာတမ်းတိုင်းတွင် ထိုဒါရိုက်တာက လက်မှတ်ရေးထိုးရမည်။

လျော်ကြေး

၂၃။ မြန်မာနိုင်ငံကုမ္ပဏီများ အက်ဥပဒေ ပုဒ်မ ၈၆ (ဂ) တွင် ဖော်ပြပါရှိသည့် ပြဋ္ဌာန်းချက်များ၊ လက်ရှိတရားဝင်တည်ဆဲဥပဒေပြဋ္ဌာန်းချက်များနှင့် မဆန့်ကျင်စေဘဲ ကုမ္ပဏီ၏ ဒါရိုက်တာ၊ စာရင်းစစ်၊ အတွင်းရေးမှူး သို့မဟုတ် အခြားအရာရှိ တစ်ဦးဦးမှာ မိမိ၏ တာဝန် ဝတ္တရားများကို ဆောင်ရွက်ရာ၌ဖြစ်စေ၊ ထိုတာဝန် ဝတ္တရားများနှင့်စပ်လျဉ်း၍ဖြစ်စေ ကျခံခဲ့ရသည့်စရိတ်များ၊ တောင်းခံငွေများ၊ ဆုံးရှုံးငွေများ၊ ကုန်ကျငွေများနှင့် ကြွေးမြီတာဝန်များအတွက် ကုမ္ပဏီထံမှ လျော်ကြေး ရထိုက်ခွင့်ရှိစေရမည်။

ဖျက်သိမ်းခြင်း

၂၄။ ကုမ္ပဏီ၏ အထွေထွေအစည်းအဝေး ဆုံးဖြတ်ချက်ဖြင့် ကုမ္ပဏီအား ဖျက်သိမ်းနိုင်သည်။ ယင်းသို့ ဖျက်သိမ်းရာတွင် မြန်မာနိုင်ငံကုမ္ပဏီများ အက်ဥပဒေများနှင့် ယင်းဥပဒေများအား အခါအားလျော်စွာ ပြင်ဆင်ပြောင်းလဲထားသည့် တရားဥပဒေများတွင် ပါဝင်သည့် စည်းမျဉ်းများအတိုင်း လိုက်နာပြုလုပ်ရမည်။



We, the several persons, whose names, nationalities, addresses and descriptions are subscribed below, are desirous of being formed into a Company in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the capital of the company set opposite our respective names.

Sr. No	Name, Address and Occupation of Subscribers	Nationality & N.R.C No.	Number of Shares taken	Signatures
1	**Peninsula Yangon Holdings Pte. Limited (Singapore)** 9 Battery Road, #15-01 Straits Trading Building, Singapore. REG : 201320115M **REPRESENTED :** 1) **Martyn Peter Alexander Sawyer** House 2 Ruby Chalet, Lot No. 1128 DD217, Pak Sha Wan, Sai Kung, New Territories, Hong Kong 2) **U Theim Wai @ Mr.Serge Pun** FMI Centre, Levels 10&11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar.	**Incorporated in Singapore** British PP NO. 517812057 Myanmar 12/MaGaTa(N)084053	**143,856,000**	
2	**Peninsula Yangon Holdings (BVI) Limited** P.O Box 957, Offshore Incorporations Center Road Town, Tortola, British Virgin Islands. REG : 1784043 **REPRESENTED :** 1) **Martyn Peter Alexander Sawyer** House 2 Ruby Chalet, Lot No. 1128 DD217, Pak Sha Wan, Sai Kung, New Territories, Hong Kong. 2) **U Theim Wai @ Mr.Serge Pun** FMI Centre, Levels 10&11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar.	**Incorporated in British Virgin Islands** British PP NO. 517812057 Myanmar 12/MaGaTa(N)084053	**144,000**	

Yangon : Dated the day of , 2016

It is hereby certified that the persons mentioned above put their signatures in my presence.

U YIN MIN HTET (Advocate) 10295
L.L.B,C.B.L,H.G.P B.A (Business Law)
Address: [illegible] Street,
Ahr[illegible]chanthar,
Than[illegible]p, Yangon.
:09 420084665,31538589

THE MYANMAR COMPANIES ACT

PRIVATE COMPANY LIMITED BY SHARES

Memorandum Of Association

OF

PENINSULA YANGON LIMITED

****

I. The name of the company is **PENINSULA YANGON LIMITED.**

II. The registered office of the Company will be in the Union of Myanmar.

III. The objects for which the Company is established are as on the next page.

IV. The liability of the members is limited.

V. The authorized capital of the Company is USD 144,000,000 /- (United States Dollar One Hundred Million and Forty Four Thousand Only) divided into (144,000,000) shares of USD 1.00/-(One United States Dollar Only) each, with power in General Meeting either to increase, reduce or alter such capital from time to time in accordance with the regulation of the Company and the legislative provisions for the time being in force in this behalf.

6. The Object for which The Company is established are-
Carry on the Following Services either solely on its own or in joint-venture, with foreign or local partners-

(A) International Hotels Services

(B) To restore, re-develop and repurpose the former headquarters of the Burma Railway Company into a luxury hotel complex to be known as "The Peninsula Yangon" (the **"Hotel Development"**)

(C) To design, manage, maintain and operate the Hotel Development in accordance with international standards, including the ability to engage in marketing, promotion and advertising activities relating to the Hotel Development.

(D) To establish, maintain and operate restaurants, bars, spas and other amenities at the Hotel Development.

(E) To source for and procure materials, equipment and services from third parties, including professional services, required for the restoration, re-development, repurposing, design, management, maintenance and operation of the Hotel Development, including import activities necessary to procure such materials and equipment.

1. To borrow money for the benefit of the Company's business from any person, film, company bank or financial organization in the manners that the Company shall think fit.

PROVISO – *Provided that the Company shall not exercise any of the above objects whether in the Union of Myanmar or elsewhere, save in so far as it may be entitled so as to do in accordance with the laws, Orders and Notifications in force from time to time and then only subject to such permission and or approval as may be prescribed by the laws, Orders and Notifications of the Union of Myanmar for the time being in force.*

We, the several persons, whose names, nationalities, addresses and descriptions are subscribed below, are desirous of being formed into a Company in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the capital of the company set opposite our respective names.

Sr. No	Name, Address and Occupation of Subscribers	Nationality & N.R.C No.	Number of Shares taken	Signatures
1	**Peninsula Yangon Holdings Pte. Limited (Singapore)** 9 Battery Road, #15-01 Straits Trading Building, Singapore. REG : 201320115M **REPRESENTED :** 1) **Martyn Peter Alexander Sawyer** House 2 Ruby Chalet, Lot No. 1128 DD217, Pak Sha Wan, Sai Kung, New Territories, Hong Kong 2) **U Theim Wai @ Mr.Serge Pun** FMI Centre, Levels 10&11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar.	**Incorporated in Singapore** British PP NO. 517812057 Myanmar 12/MaGaTa(N)084053	**143,856,000**	
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Yangon : Dated the day of ,2016

It is hereby certified that the persons mentioned above put their signatures in my presence.

U YIN MIN HTET (Advocate) 10294
L.L.B,C.B.L,H.G.P B.A (Business Law)
Add... Street,
Ahn... ...hanthar,
T... ...p, Yangon.
:09 420084665,31538589

THE MYANMAR COMPANIES ACT

PRIVATE COMPANY LIMITED BY SHARES

Articles Of Association

OF

PENINSULA YANGON LIMITED

****

1. The regulations contained in Table "A" in the first Schedule to the Myanmar Companies Act shall apply to the Company save in so far as such regulations which are inconsistent with the following Articles. The compulsory regulations stipulated in Section 17(2) of the Myanmar Companies Act shall always be deemed to apply to the Company.

PRIVATED COMPANY

2. The Company is to be a Private Company and accordingly following provisions shall have effect:-

   (a) The number of the Company, exclusive of persons who are in the employment of the company, shall be limited to fifty.

   (b) Any invitation to the public to subscribe for any shares or debentures or debenture stock of the Company is hereby prohibited.

CAPITAL AND SHARES

3. The authorized capital of the Company is USD 144,000,000 /- (United States Dollar One Hundred Million and Forty Four Thousand Only) divided into (144,000,000) shares of USD 1.00/-(One United States Dollar Only) each, with power in General Meeting either to increase, reduce or alter such capital from time to time in accordance with the regulation of the Company and the legislative provisions for the time being in force in this behalf.

4. Subject to the provisions of the Myanmar Company Act the shares shall be under the control of the Directors, who may allot or otherwise dispose of the same to such persons and on such terms and conditions as they may determine.

5. The certificate of title to share shall be issued under the Seal of the Company, and signed by the General Manager or some other persons nominated by the Board of Directors. If the share certificate is defaced, lost or destroyed, it may be renewed on payment of such fee, if any, and on such terms, if any, as to evidence and indemnity as the Directors may think fit. The legal representative of a deceased member shall be recognised by the Directors.

6. The Directors may, from time to time make call upon the members in respect of any money unpaid on their shares, and each member shall be liable to pay the amount of every call so made payable by instalments or may be revoked or postponed as the Directors may determine.

DIRECTORS

7. Unless otherwise determined by a General Meeting the number of Directors shall not be less than (2) and more than (10).

The First Directors shall be: -

(1) MR. MARTYN PETER ALEXANDER SAWYER
(2) U THEIM WAI @ MR. SERGE PUN
(3) MR. PETER CAMILLE BORER
(4) MR. CLEMENT KING MAN KWOK
(5) MS. CHRISTOBELLE YI CHING LIAO
(6) MR. CHI YAM CYRUS PUN

8. The Directors may from time to time appoint one of their body to the office of the Managing Director for such terms and at such remuneration as they think fit and he shall have all the powers delegated to him by the Board of Directors from time to time.

9. The qualification of a Director shall be the holding of at least (-) shares in the Company in his or her own name and it shall be his duty to comply with the provision of Section (85) of the Myanmar Companies Act.

10. The Board of Directors may in their absolute and uncontrolled discretion refuse to register any proposed transfer of shares without assigning any reason.

PROCEEDINGS OF DIRECTORS

11. The Director may meet together for the despatch of business, adjourn and otherwise regulate their meeting as they think fit and determine the quorum necessary for the transaction of business. Unless otherwise determined, two shall form a quorum. If any question arising at any meeting the Managing Director's decision shall be final. When any matter is put to a vote and if there shall be an equality of votes, the Chairman shall have a second or casting vote.

12. Any Director may at any time summon a meeting of Directors.

3. A resolution in writing signed by all the Directors shall be as effective for all purposes as a resolution passed out at meeting of the Directors, duly called, held and constituted.

POWERS AND DUTIES OF DIRECTORS

4. Without prejudice to the general power conferred by Regulation 71 of the Table "A" of the Myanmar Companies Act, it is hereby expressly declared that the Directors shall have the following powers, that is to say power:-

(1) To purchase or otherwise acquire for the Company any property, rights or privileges which the Company is authorized to acquire at such price, and generally on such terms and conditions as they think fit; also to sell, lease, abandon or otherwise deal with any property, rights or privileges to which the Company may be entitled, on such terms and conditions as they may think fit.

(2) To raise, borrow or secure the payment of such sum or sums in such manner and upon such terms and conditions in all respects as they think fit and in particular by the issue of debentures or debenture stocks of the Company charged upon all or any part of the property of the Company (both present and future) including its uncalled capital for the time being.

(3) At their discretion, to pay for any rights acquired or services rendered to the Company, either wholly or partially in cash or in shares, bonds, debentures or other securities of the Company and any such shares may be issued either as fully paid up or with such amount credited as paid up thereon as may be agreed upon; and any such bonds, debentures or other securities may be either specifically charged upon all or any part of the property of the Company and its uncalled capital or not so charged.

(4) To secure the fulfilment of any contract or engagement entered into by the Company by mortgage or charge upon all or any of the property of the Company and its uncalled capital for the time being or by granting calls on shares or in such manner as they may think fit.

(5) To appoint at their discretion, remove or suspend such Managers, Secretaries, Officers, Clerks, Agents and Servants for permanent, temporary or special services as they may from time to time think fit and to determine their duties and powers and fix their salaries or emoluments and to require security in such instances in such amount as they think fit and to depute any officers of the Company to do all or any of these things on their behalf.

(6) To appoint a Director as Managing Director, General Manager, Secretary or Departmental Manager in conjunction with his Directorship of the Company.

(7) To accept from any member on such terms and conditions as shall be agreed on the surrender of his shares or any part thereof.

(8) To appoint any person or persons to accept and hold in trust for the Company any property belonging to the Company or in which it is interested or for any other purposes and to execute and do all such deeds and things as may be requisite in relation to any such trust.

(9) To institute, conduct, defend of abandon any legal proceedings by or against the Company or its officers or otherwise concerning the affairs of the Company and also to compound and allow time for payment or satisfaction of any debts due to or of any claims and demands by or against the Company.

(10) To refer claims and demands by or against the Company to arbitration and to observe and perform the awards.

(11) To make and give receipts, releases and other discharges for money payable to the Company and for the claims and demands of the Company.

(12) To act on behalf of the Company in all matters relating to bankruptcy and insolvency.

(13) To determine who shall be entitled to sign bills of exchange, cheques, promissory notes, receipts, endorsements, releases, contracts and documents for or on behalf of the Company.

(14) To invest, place on deposit and otherwise deal with any of the moneys of the Company not immediately required for the purpose thereof, upon securities or without securities and in such manners as the Directors may think fit, and from time to time vary or realize such investments.

(15) To execute in the name and on behalf of the Company in favour of any Director or other person who may incur or be about to incur any personal liability for the benefit of the Company, such mortgages of the Company's property (present and future) as they think fit and any such mortgage may contain a power of sale and such other powers, covenants and provisions as shall be agreed on.

(16) To give any officer or other person employed by the Company a commission on the profits of any particular business or transaction or a share in the general profit of the Company and such commission or share of profit shall be treated as part of the working expenses of the Company.

(17) From time to time, to make, vary and repeal bye-laws for the regulation of the business of the Company, the officers and servants or the members of the Company or any section thereof.

(18) To enter into all such negotiations and contracts and rescind and vary all such contracts and execute and do all such acts, deeds and things in the name and on behalf of the Company as they may consider expedient for or in relation to any of the matter aforesaid or otherwise for the purposes of the Company.

(19) To borrow money for the benefit of the Company's business from any person, firm or company or bank or financial organization of local and abroad in the manner that the Directors shall think fit.

GENERAL MEETINGS

15 A general meeting shall be held within eighteen months from the date of its incorporation and thereafter at least once in every calendar year at such time (not being more than fifteen months after the holding of the last preceding general meeting) and places as may be fixed by the Board of Directors. No business shall be transacted at any general meeting unless a quorum of members is presented at the time when the meeting proceeds to business, save as herein otherwise provided Member holding not less than 50 percent of the issued shares capital (not less than two members) personally present, shall form a quorum for all purposes. And if and when in the case of there are only two, number of members in the Company, those two members shall form a quorum.

DIVIDENDS

16. The Company in general meeting may declare a dividend to be paid to the members, but no dividend shall exceed the amount recommended by the Directors. No dividends shall be paid otherwise than out of the profits of the year or any other undistributed profits.

OFFICE STAFF

17. The Company shall maintain an office establishment and appoint a qualified person as General Manager and other qualified persons as office staffs. The remunerations and allowances such as salaries, travelling allowances and other expenditures incidental to the business shall be determined by the Board of Directors, and approved by the general meeting. The General Manager shall be responsible for the efficient operation of the office in every respect and shall be held accountable at all times to the Managing Director.

ACCOUNTS

18. The Directors shall cause to be kept proper books of account with respect to:-

(1) all sums of money received and expended by the Company and the matters in respect of which the receipts and expenditures take place;

(2) all sales and purchases of goods by the Company;

(3) all assets and liabilities of the Company.

19. The books of account shall be kept at the registered office of the Company or at such other place as the Directors shall think fit and shall be opened to inspection by the Directors during office hours.

AUDIT

20. Auditors shall be appointed and their duties regulated in accordance with the provisions of the Myanmar Companies Act or any statutory modifications thereof for the time being in force.

NOTICE

21. A notice may be given by the Company to any member either personally or sending it by post in a prepaid letter addressed to his registered address.

THE SEAL

22. The Directors shall provide for the safe custody of the Seal, and the Seal shall never be used except by the authority of the Directors previously given, and in the presence of one Director at least, who shall sign every instrument to which the Seal is affixed.

INDEMNITY

23. Subject to the provisions of Section 86 (C) of the Myanmar Companies Act and the existing laws, every Director, Auditor, Secretary or other officers of the Company shall be entitled to be indemnified by the Company against all costs, charges, losses, expenses and liabilities incurred by him in the execution and discharge of the duties or in relation thereto.

WINDING-UP

24. Subject to the provisions contained in the Myanmar Companies Act and the statutory modification thereupon, the Company may be wound up voluntarily by the resolution of General Meeting.



We, the several persons, whose names, nationalities, addresses and descriptions are subscribed below, are desirous of being formed into a Company in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the capital of the company set opposite our respective names.

Sr. No	Name, Address and Occupation of Subscribers	Nationality & N.R.C No.	Number of Shares taken	Signatures
1	**Peninsula Yangon Holdings Pte. Limited (Singapore)** 9 Battery Road, #15-01 Straits Trading Building, Singapore. REG : 201320115M	**Incorporated in Singapore**	**143,856,000**	
	REPRESENTED :			
	1) **Martyn Peter Alexander Sawyer** House 2 Ruby Chalet, Lot No. 1128 DD217, Pak Sha Wan, Sai Kung, New Territories, Hong Kong	British PP NO. 517812057		
	2) **U Theim Wai @ Mr.Serge Pun** FMI Centre, Levels 10&11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar.	Myanmar 12/MaGaTa(N)084053		
2	**Peninsula Yangon Holdings (BVI) Limited** P.O Box 957, Offshore Incorporations Center Road Town, Tortola, British Virgin Islands. REG : 1784043	**Incorporated in British Virgin Islands**	**144,000**	
	REPRESENTED :			
	1) **Martyn Peter Alexander Sawyer** House 2 Ruby Chalet, Lot No. 1128 DD217, Pak Sha Wan, Sai Kung, New Territories, Hong Kong.	British PP NO. 517812057		
	2) **U Theim Wai @ Mr.Serge Pun** FMI Centre, Levels 10&11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar.	Myanmar 12/MaGaTa(N)084053		

Yangon : Dated the day of , 2016

It is hereby certified that the persons mentioned above put their signatures in my presence.

U YIN MIN HTET (Advocate) 10295
L.L.B,C.B.L,H.G.P B.A (Business Law)
Address: [illegible] Street,
Ahr[illegible] [illegible]chanthar,
Than[illegible], Yangon.
:09 420084665,31538589



Embassy of the Republic of the Union of Myanmar
Singapore

No. 0156 / 37 24 / 2016
Date: 10 February 2016

Seen at the Embassy of the Republic of the Union of Myanmar in Singapore, and certified that the signature appearing at the foot of the annexed document is the signature Lai Wai Leng , Deputy Director, Singapore Academy of Law, Republic of Singapore.

10/2

(for) Ambassador
(Thet Tun, Minister Counsellor)



SINGAPORE ACADEMY OF LAW

I, Lai Wai Leng, Deputy Director, Singapore Academy of Law, Republic of Singapore, hereby certify that Chang Shern Hin is a duly appointed Notary Public practising in Singapore, and that the signature appearing at the foot of the annexed Notarial Certificate dated 1st February 2016 is the signature of the said Chang Shern Hin.

Dated at Singapore this 3rd day of February 2016.

LAI WAI LENG
DEPUTY DIRECTOR
SINGAPORE ACADEMY OF LAW

16020472

Certified true signature



SHAYNNA KYLAA ROCH

- 5 FEB 2016

1 Supreme Court Lane, Level 6, Singapore 178879
Tel: +65 6332 4388 | Fax: +65 6334 4940 | Website: http://www.sal.org.sg

NOTARIAL CERTIFICATE

TO ALL TO WHOM THESE PRESENTS SHALL COME

I, CHANG SHERN HIN, NOTARY PUBLIC, duly appointed and practising in the Republic of Singapore **DO HEREBY CERTIFY AND ATTEST** that I have carefully compared a copy of the **CERTIFICATE CONFIRMING INCORPORATION OF COMPANY** of **PENINSULA YANGON HOLDINGS PTE. LIMITED** (Company No. 201320115M) dated the 25th day of July 2013 annexed hereto with the original And **DO HEREBY CERTIFY** that it is a true copy of the original.

IN TESTIMONY WHEREOF I, the said Notary Public, have hereunto subscribed my name and affixed my Seal of Office this 1st day of February 2016

WHICH I ATTEST

CHANG SHERN HIN
NOTARY PUBLIC
SINGAPORE



ACCOUNTING AND CORPORATE REGULATORY AUTHORITY (ACRA) bizFILE

Company No: 201320115M

CERTIFICATE CONFIRMING INCORPORATION OF COMPANY

This is to confirm that PENINSULA YANGON HOLDINGS PTE. LIMITED is incorporated under the Companies Act (Cap 50), on and from 24/07/2013 and that the company is a PRIVATE COMPANY LIMITED BY SHARES.

GIVEN UNDER MY HAND AND SEAL ON 25/07/2013.

LINDA LEE
ASSISTANT REGISTRAR
ACCOUNTING AND CORPORATE REGULATORY AUTHORITY (ACRA)
SINGAPORE



CERTIFIED TRUE COPY

CHANG SHERN HIN
NOTARY PUBLIC
SINGAPORE





Embassy of the Republic of the Union of Myanmar
Singapore

No. 0158 / 37 24 / 2016
Date: 10 February 2016

Seen at the Embassy of the Republic of the Union of Myanmar in Singapore, and certified that the signature appearing at the foot of the annexed document is the signature Lai Wai Leng , Deputy Director, Singapore Academy of Law, Republic of Singapore.

10/2

(for) Ambassador
(Thet Tun, Minister Counsellor)



SINGAPORE ACADEMY OF LAW

I, Lai Wai Leng, Deputy Director, Singapore Academy of Law, Republic of Singapore, hereby certify that Chang Shern Hin is a duly appointed Notary Public practising in Singapore, and that the signature appearing at the foot of the annexed Notarial Certificate dated 1st February 2016 is the signature of the said Chang Shern Hin.

Dated at Singapore this 3rd day of February 2016.

LAI WAI LENG
DEPUTY DIRECTOR
SINGAPORE ACADEMY OF LAW

16020472
Certified true signature



SHAYNNA KYLAA ROCH

- 5 FEB 2016

1 Supreme Court Lane, Level 6, Singapore 178879
Tel: +65 6332 4388 | Fax: +65 6334 4940 | Website: http://www.sal.org.sg

NOTARIAL CERTIFICATE

TO ALL TO WHOM THESE PRESENTS SHALL COME

I, CHANG SHERN HIN, NOTARY PUBLIC, duly authorised appointed and practising in the Republic of Singapore **DO HEREBY CERTIFY AND ATTEST** that I have carefully compared a copy of the **MEMORANDUM AND ARTICLES OF ASSOCIATION** of **PENINSULA YANGON HOLDINGS PTE. LIMITED** (Registration No. 201320115M) incorporated on the 24th day of July 2013 annexed hereto with the original And **DO HEREBY CERTIFY** that it is a true copy of the original.

IN TESTIMONY WHEREOF I, the said Notary Public, have hereunto subscribed my name and affixed my Seal of Office this 1st day of February 2016

WHICH I ATTEST

CHANG SHERN HIN
NOTARY PUBLIC
SINGAPORE



ERTIFIED TRUE COPY

CHANG SHERN HIN
NOTARY PUBLIC
SINGAPORE



REGISTRATION NO.
201320115M

THE COMPANIES ACT (CAP. 50)

PRIVATE COMPANY LIMITED BY SHARES

MEMORANDUM

AND

ARTICLES OF ASSOCIATION

OF

PENINSULA YANGON HOLDINGS PTE. LIMITED

INCORPORATED ON THE 24TH DAY OF JULY 2013

THE COMPANIES ACT, CAP. 50

PRIVATE COMPANY LIMITED BY SHARES

MEMORANDUM OF ASSOCIATION

of

PENINSULA YANGON HOLDINGS PTE. LIMITED

1. The name of the Company is PENINSULA YANGON HOLDINGS PTE. LIMITED.

2. The Registered Office of the Company will be situated in the Republic of Singapore.

3. The liability of the members is limited.

4. Subject to the provisions of the Companies Act, Cap. 50, any other written law and the Memorandum and Articles of Association of the Company, the Company has:

   (a) full capacity to carry on or undertake any business or activity, do any act or enter into any transaction; and

   (b) for the purposes of paragraph (a), full rights, powers and privileges.

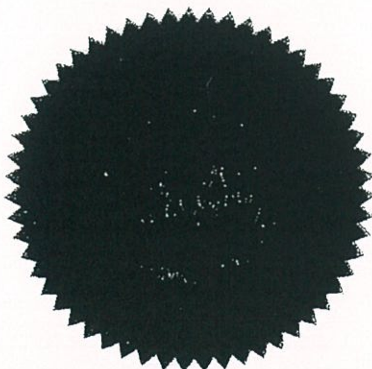
I/We, the person/several persons whose name(s), address(es) and description(s) are subscribed am/are desirous of being formed into a company in pursuance of this Memorandum of Association and I/we respectively agree to take the number of share(s) in the capital of the Company set opposite my name/our respective names.

Name(s), Address(es) and Description of Subscriber(s)	Number of Share(s) taken by the Subscriber(s)
CLEMENT KING MAN KWOK A3, Pinecrest 65 Repulse Bay Road Hong Kong Passport No. 761251599 Director Attorney (acting under a Power of Attorney dated 23rd July 2013) for and on behalf of PENINSULA INTERNATIONAL INVESTMENT HOLDINGS LIMITED (Certificate of Incorporation No. 545541) Registered office at: P.O. Box 957 Offshore Incorporations Centre Road Town, Tortola British Virgin Islands	ONE (1)
TOTAL NUMBER OF SHARE(S) TAKEN	ONE (1)

Dated this 23rd day of July 2013.

Witness to the above signature(s):

Name: John William Clarke Richardson
Title: Notary Public / ~~Advocate~~ & Solicitor / A member of the Singapore Association of the Institute of Chartered ~~Secretaries and Administrators~~



JOHN WILLIAM CLARKE RICHARDSON
NOTARY PUBLIC
5TH FLOOR
ALEXANDRA HOUSE
CENTRAL, HONG KONG SAR
TEL: (852) 2825 9227

THE COMPANIES ACT, CAP. 50

PRIVATE COMPANY LIMITED BY SHARES

ARTICLES OF ASSOCIATION

of

PENINSULA YANGON HOLDINGS PTE. LIMITED

PRELIMINARY

1. The regulations contained in Table "A" in the Fourth Schedule to the Companies Act, Cap. 50 shall not apply to the Company, but the following shall subject to repeal, addition and alteration as provided by the Act or these Articles be the regulations of the Company. Table "A" not to apply.

2. In these Articles, if not inconsistent with the subject or context, the words standing in the first column of the Table next hereinafter contained shall bear the meanings set opposite to them respectively in the second column thereof:- Interpretation.

WORDS		MEANINGS
"The Act"	..	The Companies Act, Cap. 50 or any statutory modification, amendment or re-enactment thereof for the time being in force or any and every other act for the time being in force concerning companies and affecting the Company and any reference to any provision of the Act is to that provision as so modified, amended or re-enacted or contained in any such subsequent Companies Act.
"These Articles"	..	These Articles of Association or other regulations of the Company for the time being in force.
"The Company"	..	The abovenamed Company by whatever name from time to time called.
"Directors"	..	The Director(s) for the time being of the Company or such number of them as have authority to act for the Company.
"Director"	..	Includes any person acting as a Director of the Company and includes any person duly appointed and acting for the time being as an Alternate Director.
"Dividend"	..	Includes bonus.

"Member"	..	A Member of the Company (which shall, where the Act requires, exclude the Company where it is registered as a member by virtue of its holding shares as treasury shares).
"Month"	..	Calendar month.
"Office"	..	The Registered Office of the Company for the time being.
"Paid Up"	..	Includes credited as paid up.
"Register"	..	The Register of Members.
"Seal"	..	The Common Seal of the Company or in appropriate cases the Official Seal or duplicate Common Seal.
"Secretary"	..	The Secretary or Secretaries appointed under these Articles and shall include any person entitled to perform the duties of Secretary temporarily.
"Singapore"	..	The Republic of Singapore.
"Writing" and "Written"	..	Includes printing, lithography, typewriting and any other mode of representing or reproducing words in a visible form.
"Year"	..	Calendar Year.

Words denoting the singular number only shall include the plural and vice versa.

Words denoting the masculine gender only shall include the feminine gender.

Words denoting persons shall include corporations.

Save as aforesaid, any word or expression used in the Act and the Interpretation Act, Cap. 1 shall, if not inconsistent with the subject or context, bear the same meaning in these Articles.

BUSINESS

3. Subject to the provisions of the Act, the Memorandum of Association of the Company or these Articles, any branch or kind of business may be undertaken by the Directors at such time or times as they shall think fit, and further may be suffered by them to be in abeyance, whether such branch or kind of business may have been actually commenced or not, so long as the Directors may deem it expedient not to commence or proceed with such branch or kind of business.

Any branch of business may be undertaken by Directors.

PRIVATE COMPANY

4. The Company is a private company, and accordingly:-

Limited number of members and restrictions on transfer of shares.

(a) the number of the Members of the Company (not including persons who are in the employment of the Company or of its subsidiary and persons who having been formerly in the employment of the Company or of its subsidiary were while in the employment and have continued after the determination of that employment to be Members of the Company) shall be limited to fifty Provided that for the purposes of this provision

where two or more persons hold one or more shares in the Company jointly they shall be treated as a single Member; and

(b) the right to transfer the shares of the Company shall be restricted in the manner hereinafter appearing.

SHARES

5. Except as is otherwise expressly permitted by the Act, the Company shall not give, whether directly or indirectly and whether by means of the making of a loan, the giving of a guarantee, the provision of security, the release of an obligation or the release of a debt or otherwise, any financial assistance for the purpose of, or in connection with, the acquisition or proposed acquisition of shares or units of shares in the Company or its holding company. Prohibition against financial assistance.

6. The Company may, subject to and in accordance with the Act, purchase or otherwise acquire ordinary shares in the issued share capital of the Company on such terms and in such manner as the Company may from time to time think fit. The Company may deal with any such share which is so purchased or acquired by it in such manner as may be permitted by, and in accordance with, the Act (including without limitation, to hold such share as a treasury share). Company may acquire its own issued ordinary shares.

7. Save as provided by Section 161 of the Act, no shares may be issued by the Directors without the prior approval of the Company in General Meeting but subject thereto and to the provisions of these Articles, the Directors may allot or grant options over or otherwise dispose of the same to such persons on such terms and conditions (subject to the provisions of the Act) and at such time as the Company in General Meeting may approve. Issue of Shares.

8. (a) The rights attached to shares issued upon special conditions shall be clearly defined in the Memorandum of Association or these Articles. Without prejudice to any special right previously conferred on the holders of any existing shares or class of shares but subject to the Act and these Articles, shares in the Company may be issued by the Directors and any such shares may be issued with such preferred, deferred, or other special rights or such restrictions, whether in regard to dividend, voting, return of capital or otherwise as the Directors determine. Special Rights.

(b) Notwithstanding anything in these Articles, a treasury share shall be subject to such rights and restrictions as may be prescribed in the Act and may be dealt with by the Company in such manner as may be permitted by, and in accordance with, the Act. For the avoidance of doubt, save as expressly permitted by the Act, the Company shall not be entitled to any rights of a Member under these Articles. Treasury shares

9. If at any time the share capital is divided into different classes, the rights attached to any class (unless otherwise provided by the terms of issue of the shares of that class) may subject to the provisions of the Act, whether or not the Company is being wound up, be varied or abrogated with the sanction of a Special Resolution passed at a separate General Meeting of the holders of shares of the class and to every such Special Resolution the provisions of Section 184 of the Act shall with such adaptations as are necessary apply. To every such separate General Meeting the provisions of these Articles relating to General Meetings shall mutatis mutandis apply; but so that the necessary quorum shall be person(s) at least holding or representing by proxy or by attorney one-third of the issued shares of the class and that any holder of shares of the class present in person or by proxy or by attorney may demand a poll Provided always that where the necessary majority for such a Special Resolution is not obtained at the Meeting, consent in writing if obtained from the holders of three-fourths of the issued shares of the class concerned, within two months of the Meeting shall be as valid and Variation of rights.

effectual as a Special Resolution, carried at the Meeting.

10. The rights conferred upon the holders of the shares of any class issued with preferred or other rights shall, unless otherwise expressly provided by the terms of issue of the shares of that class or by these Articles as are in force at the time of such issue, be deemed to be varied by the creation or issue of further shares ranking equally therewith. Creation or issue of further shares with special rights.

11. The Company may pay commissions or brokerage on any issue of shares at such rate or amount and in such manner as the Directors may deem fit. Such commissions or brokerage may be satisfied by the payment of cash or the allotment of fully or partly paid shares or partly in one way and partly in the other. Power to pay commission and brokerage.

12. If any shares of the Company are issued for the purpose of raising money to defray the expenses of the construction of any works or the provisions of any plant which cannot be made profitable for a long period, the Company may, subject to the conditions and restrictions mentioned in the Act pay interest on so much of the share capital as is for the time being paid up and may charge the same to capital as part of the cost of the construction or provision. Power to charge interest on capital.

13. Except as required by law, no person shall be recognised by the Company as holding any share upon any trust and the Company shall not be bound by or compelled in any way to recognise (even when having notice thereof) any equitable, contingent, future or partial interest in any share or any interest in any fractional part of a share or (except only as by these Articles or by law otherwise provided) any other rights in respect of any share, except an absolute right to the entirety thereof in the registered holder. Exclusion of equities.

14. If two or more persons are registered as joint holders of any share any one of such persons may give effectual receipts for any dividend payable in respect of such share and the joint holders of a share shall, subject to the provisions of the Act, be severally as well as jointly liable for the payment of all instalments and calls and interest due in respect of such shares. Such joint holders shall be deemed to be one Member and the delivery of a certificate for a share to one of several joint holders shall be sufficient delivery to all such holders. Joint holders.

15. No person shall be recognised by the Company as having title to a fractional part of a share or otherwise than as the sole or a joint holder of the entirety of such share. Fractional part of a share.

16. If by the conditions of allotment of any shares the whole or any part of the amount of the issue price thereof shall be payable by instalments every such instalment shall, when due, be paid to the Company by the person who for the time being shall be the registered holder of the share or his personal representatives, but this provision shall not affect the liability of any allottee who may have agreed to pay the same. Payment of instalments.

17. The certificate of title to shares in the capital of the Company shall be issued under the Seal in such form as the Directors shall from time to time prescribe and shall bear the autographic or facsimile signatures of at least one Director and the Secretary or a second Director or some other person appointed by the Directors, and shall specify the number and class of shares to which it relates and the amount paid on the shares, the amount (if any) unpaid on the shares and the extent to which the shares are paid up. The facsimile signatures may be reproduced by mechanical or other means provided the method or system of reproducing signatures has first been approved by the Auditors of the Company. Share Certificates.

18. Every person whose name is entered as a Member in the Register shall be entitled within two months after allotment or within one month after the lodgment of Entitlement to certificates.

any transfer to one certificate for all his shares of any one class or to several certificates in reasonable denominations each for a part of the shares so allotted or transferred. Where a Member transfers part only of the shares comprised in a certificate or where a Member requires the Company to cancel any certificate or certificates and issue new certificates for the purpose of subdividing his holding in a different manner the old certificate or certificates shall be cancelled and a new certificate or certificates for the balance of such shares issued in lieu thereof and the Member shall pay a fee not exceeding $2/- for each such new certificate as the Directors may determine.

New certificates may be issued.

19. If any certificate or other document of title to shares or debentures be worn out or defaced, then upon production thereof to the Directors, they may order the same to be cancelled and may issue a new certificate in lieu thereof. For every certificate so issued there shall be paid to the Company the amount of the proper duty, if any, with which such certificate is chargeable under any law for the time being in force relating to stamps together with a further fee not exceeding $2/- as the Directors may determine. Subject to the provisions of the Act and the requirements of the Directors thereunder, if any certificate or document be lost or destroyed or stolen, then upon proof thereof to the satisfaction of the Directors and on such indemnity as the Directors deem adequate being given, and on the payment of the amount of the proper duty with which such certificate or document is chargeable under any law for the time being in force relating to stamps together with a further fee not exceeding $2/- as the Directors may determine, a new certificate or document in lieu thereof shall be given to the person entitled to such lost or destroyed or stolen certificate or document.

RESTRICTION ON TRANSFER OF SHARES

Form of Transfer.

20. Subject to the restrictions of these Articles, any Member may transfer all or any of his shares, but every transfer must be in writing and in the usual common form, or in any other form which the Directors may approve. The instrument of transfer of a share shall be signed both by the transferor and by the transferee, and by the witness or witnesses thereto and the transferor shall be deemed to remain the holder of the share until the name of the transferee is entered in the Register in respect thereof. Shares of different classes shall not be comprised in the same instrument of transfer.

Retention of Transfers.

21. All instruments of transfer which shall be registered shall be retained by the Company, but any instrument of transfer which the Directors may refuse to register shall (except in any case of fraud) be returned to the party presenting the same.

Infant, bankrupt or unsound mind.

22. No share shall in any circumstances be transferred to any infant or bankrupt or person of unsound mind.

Directors' power to decline to register.

23. The Directors may, in their absolute discretion, decline to register any transfer of shares on which the Company has a lien or to a person of whom they do not approve but shall in such event, within one month after the date on which the transfer was lodged with the Company send to the transferor and transferee notice of the refusal. If the Directors refuse to register a transfer they shall within one month of the date of application for the transfer by notice in writing to the applicant state the facts which are considered to justify the refusal to register the transfer.

Instrument of transfer.

24. The Directors may decline to register any instrument of transfer of shares unless:-

(a) such fee not exceeding $2/- or such other sum as the Directors may from time to time require under the provisions of these Articles, is paid to the Company in respect thereof;

(b) the amount of proper duty (if any) with which each instrument of transfer of shares is chargeable under any law for the time being

in force relating to stamps is paid; and

(c) the instrument of transfer is deposited at the Office or at such other place (if any) as the Directors may appoint accompanied by a certificate of payment of stamp duty (if any), the certificates of the shares to which the transfer relates and such other evidence as the Directors may reasonably require to show the right of the transferor to make the transfer and, if the instrument of transfer is executed by some other person on his behalf, the authority of the person so to do.

25. The Company shall provide a book to be called "Register of Transfers" which shall be kept under the control of the Directors, and in which shall be entered the particulars of every transfer of shares. Register of Transfers.

26. The Register may be closed at such times and for such periods as the Directors may from time to time determine not exceeding in the whole thirty days in any year. Closure of Register.

TRANSMISSION OF SHARES

27. In case of the death of a Member, the survivor or survivors, where the deceased was a joint holder, and the executors or administrators of the deceased, where he was a sole or only surviving holder, shall be the only persons recognised by the Company as having any title to his interest in the shares, but nothing herein shall release the estate of a deceased Member (whether sole or joint) from any liability in respect of any share held by him. Transmission on death.

28. Any person becoming entitled to a share in consequence of the death or bankruptcy of any Member may, upon producing such evidence of title as the Directors shall require, be registered himself as holder of the share upon giving to the Company notice in writing of such his desire or transfer such share to some other person. If the person so becoming entitled shall elect to be registered himself, he shall deliver or send to the Company a notice in writing signed by him stating that he so elects. If he shall elect to have another person registered he shall testify his election by executing to that person a transfer of the share. All the limitations, restrictions and provisions of these Articles relating to the right to transfer and the registration of transfers shall be applicable to any such notice or transfer as aforesaid as if the death or bankruptcy of the Member had not occurred and the notice or transfer were a transfer executed by such Member. Persons becoming entitled on death or bankruptcy of Member may be registered.

29. Save as otherwise provided by or in accordance with these Articles a person becoming entitled to a share in consequence of the death or bankruptcy of a Member shall be entitled to the same dividends and other advantages to which he would be entitled if he were the registered holder of the share except that he shall not be entitled in respect thereof to exercise any right conferred by membership in relation to Meetings of the Company until he shall have been registered as a Member in respect of the share. Rights of unregistered executors and trustees.

30. There shall be paid to the Company in respect of the registration of any probate, letters of administration, certificate of marriage or death, power of attorney or other document relating to or affecting the title to any shares, such fee not exceeding $2/- as the Directors may from time to time require or prescribe. Fee for registration of probate etc.

CALLS ON SHARES

31. The Directors may from time to time make such calls as they think fit upon the Members in respect of any moneys unpaid on their shares and not by the terms Calls on shares.

of the issue thereof made payable at fixed times, and each Member shall (subject to receiving at least fourteen days' notice specifying the time or times and place of payment) pay to the Company at the time or times and place so specified the amount called on his shares. A call may be revoked or postponed as the Directors may determine.

32. A call shall be deemed to have been made at the time when the resolution of the Directors authorising the call was passed and may be made payable by instalments. Time when made.

33. If a sum called in respect of a share is not paid before or on the day appointed for payment thereof, the person from whom the sum is due shall pay interest on the sum due from the day appointed for payment thereof to the time of actual payment at such rate not exceeding ten per cent per annum as the Directors determine, but the Directors shall be at liberty to waive payment of such interest wholly or in part. Interest on calls.

34. Any sum which by the terms of issue of a share becomes payable upon allotment or at any fixed date, shall for all purposes of these Articles be deemed to be a call duly made and payable on the date, on which, by the terms of issue, the same becomes payable, and in case of non-payment all the relevant provisions of the Articles as to payment of interest and expenses, forfeiture or otherwise shall apply as if such sum had become payable by virtue of a call duly made and notified. Sum due on allotment.

35. The Directors may on the issue of shares differentiate between the holders as to the amount of calls to be paid and the times of payments. Power to differentiate.

36. The Directors may, if they think fit, receive from any Member willing to advance the same all or any part of the moneys uncalled and unpaid upon the shares held by him and such payments in advance of calls shall extinguish, so far as the same shall extend, the liability upon the shares in respect of which it is made, and upon the moneys so received or so much thereof as from time to time exceeds the amount of the calls then made upon the shares concerned the Company may pay interest at such rate not exceeding ten per cent per annum as the Member paying such sum and the Directors agree upon. Payment in advance of calls.

FORFEITURE AND LIEN

37. If any Member fails to pay in full any call or instalment of a call on the day appointed for payment thereof, the Directors may at any time thereafter serve a notice on such Member requiring payment of so much of the call or instalment as is unpaid together with any interest and expenses which may have accrued. Notice requiring payment of calls.

38. The notice shall name a further day (not being less than fourteen days from the date of service of the notice) on or before which and the place where the payment required by the notice is to be made, and shall state that in the event of non-payment in accordance therewith the shares on which the call was made will be liable to be forfeited. Notice to state time and place.

39. If the requirements of any such notice as aforesaid are not complied with, any share in respect of which such notice has been given may at any time thereafter, before payment of all calls and interest and expenses due in respect thereof be forfeited by a resolution of the Directors to that effect. Such forfeiture shall include all dividends declared in respect of the forfeited share and not actually paid before the forfeiture. The Directors may accept a surrender of any share liable to be forfeited hereunder. Forfeiture on non-compliance with notice.

40. A share so forfeited or surrendered shall become the property of the Company and may be sold, re-allotted or otherwise disposed of either to the person who Sale of shares forfeited.

was before such forfeiture or surrender the holder thereof or entitled thereto, or to any other person, upon such terms and in such manner as the Directors shall think fit, and at any time before a sale, re-allotment or disposition the forfeiture or surrender may be cancelled on such terms as the Directors think fit. To give effect to any such sale, the Directors may, if necessary, authorise some person to transfer a forfeited or surrendered share to any such person as aforesaid.

41. A Member whose shares have been forfeited or surrendered shall cease to be a Member in respect of the shares, but shall notwithstanding the forfeiture or surrender remain liable to pay to the Company all moneys which at the date of forfeiture or surrender were payable by him to the Company in respect of the shares with interest thereon at ten per cent per annum (or such lower rate as the Directors may approve) from the date of forfeiture or surrender until payment, but such liability shall cease if and when the Company receives payment in full of all such money in respect of the shares and the Directors may waive payment of such interest either wholly or in part.

Rights and liabilities of Members whose shares have been forfeited or surrendered.

42. The Company shall have a first and paramount lien and charge on every share (not being a fully paid share) registered in the name of each Member (whether solely or jointly with others) and on the dividends declared or payable in respect thereof for all calls and instalments due on any such share and interest and expenses thereon but such lien shall only be upon the specific shares in respect of which such calls or instalments are due and unpaid and on all dividends from time to time declared in respect of the shares. The Directors may resolve that any share shall for some specified period be exempt from the provisions of this Article.

Company's lien.

43. The Company may sell in such manner as the Directors think fit any share on which the Company has a lien, but no sale shall be made unless some sum in respect of which the lien exists is presently payable nor until the expiration of fourteen days after notice in writing stating and demanding payment of the sum payable and giving notice of intention to sell in default, shall have been given to the registered holder for the time being of the share or the person entitled thereto by reason of his death or bankruptcy. To give effect to any such sale, the Directors may authorise some person to transfer the shares sold to the purchaser thereof.

Sale of shares subject to lien.

44. The proceeds of the sale shall be received by the Company and applied in payment of such part of the amount in respect of which the lien exists as is presently payable and the residue, if any, shall (subject to a like lien for sums not presently payable as existed upon the shares before the sale) be paid to the person entitled to the shares at the date of the sale.

Application of proceeds of such sale.

45. A statutory declaration in writing that the declarant is a Director of the Company and that a share has been duly forfeited or surrendered or sold to satisfy a lien of the Company on a date stated in the declaration shall be conclusive evidence of the facts stated therein as against all persons claiming to be entitled to the share, and such declaration and the receipt of the Company for the consideration (if any) given for the share on the sale, re-allotment or disposal thereof together with the certificate of proprietorship of the share under Seal delivered to a purchaser or allottee thereof shall (subject to the execution of a transfer if the same be required) constitute a good title to the share and the person to whom the share is sold, re-allotted or disposed of shall be registered as the holder of the share and shall not be bound to see to the application of the purchase money (if any) nor shall his title to the share be affected by any irregularity or invalidity in the proceedings in reference to the forfeiture, surrender, sale, re-allotment or disposal of the share.

Title to shares forfeited or surrendered or sold to satisfy a lien.

ALTERATION OF CAPITAL

46. Subject to any special rights for the time being attached to any existing class of shares, any new shares shall be issued upon such terms and conditions and

Rights and privileges of

with such rights and privileges annexed thereto as the General Meeting resolving upon the creation thereof shall direct and if no direction be given as the Directors shall determine subject to the provisions of these Articles and in particular (but without prejudice to the generality of the foregoing) such shares may be issued with a preferential or qualified right to dividends and in the distribution of assets of the Company or otherwise. new share

47. Unless otherwise determined by the Company in General Meeting any original shares for the time being unissued and any new shares from time to time to be created shall before issue be offered in the first instance to all the then holders of any class of shares in proportion as nearly as may be to the number of shares held by them. In offering such shares in the first instance to all the then holders of any class of shares the offer shall be made by notice specifying the number of shares offered and limiting the time within which the offer if not accepted will be deemed to be declined and after the expiration of that time or on the receipt of an intimation from the person to whom the offer is made that he declines to accept the shares offered, the Directors may dispose of those shares in such manner as they think most beneficial to the Company and the Directors may dispose of or not issue any such shares which by reason of the proportion borne by them to the number of holders entitled to any such offer or by reason of any other difficulty in apportioning the same cannot, in the opinion of the Directors, be conveniently offered under this Article. Issue of new shares to Members.

48. Except so far as otherwise provided by the conditions of issue or by these Articles all new shares shall be subject to the provisions of these Articles with reference to allotments, payment of calls, lien, transfer, transmission, forfeiture and otherwise. New shares otherwise subject to provisions of Articles.

49. The Company may by Ordinary Resolution:- Power to consolidate, cancel and subdivide shares.

(a) consolidate and divide all or any of its share capital;

(b) cancel any shares which, at the date of the passing of the Resolution, have not been taken or agreed to be taken by any person or which have been forfeited and diminish the amount of its share capital accordingly;

(c) subdivide its shares or any of them (subject nevertheless to the provisions of the Act) provided always that in such subdivision the proportion between the amount paid and the amount (if any) unpaid on each reduced share shall be the same as it was in the case of the share from which the reduced share is derived; and

(d) subject to the provisions of these Articles and the Act, convert any class of shares into any other class of shares.

50. The Company may reduce its share capital in accordance with the provisions of the Act and any other applicable law. Power to reduce capital.

STOCK

51. The Company may by Ordinary Resolution convert any paid up shares into stock and may from time to time by like resolution reconvert any stock into paid up shares. Power to convert into stock.

52. The holders of stock may transfer the same or any part thereof in the same manner and subject to the same Articles as and subject to which the shares from which the stock arose might previously to conversion have been transferred or as near thereto as circumstances admit but no stock shall be transferable except in such units as Transfer of stock.

the Directors may from time to time determine.

53. The holders of stock shall, according to the number of stock units held by them, have the same rights, privileges and advantages as regards dividend, return of capital, voting and other matters, as if they held the shares from which the stock arose; but no such privilege or advantage (except as regards dividend and return of capital and the assets on winding up) shall be conferred by any number of stock units which would not if existing in shares have conferred that privilege or advantage; and no such conversion shall affect or prejudice any preference or other special privileges attached to the shares so converted. Rights of stockholders.

54. All such of the provisions of these Articles as are applicable to paid up shares shall apply to stock and the words "share" and "shareholder" or similar expressions herein shall include "stock" or "stockholder". Interpretation.

GENERAL MEETINGS

55. In accordance with and subject to the provisions of the Act, the Company shall hold a general meeting as its Annual General Meeting (unless such meeting has been dispensed with in accordance with the provisions of the Act) in addition to any other meetings in that year. Annual General Meeting.

56. (a) All General Meetings other than Annual General Meetings shall be called Extraordinary General Meetings. Extraordinary General Meetings.

(b) The time and place of any General Meeting shall be determined by the Directors. Time and Place.

57. The Directors may, whenever they think fit, convene an Extraordinary General Meeting and Extraordinary General Meetings shall also be convened on such requisition or, in default, may be convened by such requisitionists, as provided by Section 176 of the Act. If at any time there are not within Singapore sufficient Directors capable of acting to form a quorum at a meeting of Directors, any Director may convene an Extraordinary General Meeting in the same manner as nearly as possible as that in which meetings may be convened by the Directors. Calling Extraordinary General Meetings.

NOTICE OF GENERAL MEETINGS

58. Subject to the provisions of the Act as to Special Resolutions and special notice, at least fourteen days' notice in writing (exclusive both of the day on which the notice is served or deemed to be served and of the day for which the notice is given) of every General Meeting shall be given in the manner hereinafter mentioned to such persons (including the Auditors) as are under the provisions herein contained entitled to receive notice from the Company. Provided that a General Meeting notwithstanding that it has been called by a shorter notice than that specified above shall be deemed to have been duly called if it is so agreed:- Notice of Meetings.

(a) in the case of an Annual General Meeting, by all the Members entitled to attend and vote thereat; and

(b) in the case of an Extraordinary General Meeting, by a majority in number of the Members having a right to attend and vote thereat, being a majority together holding not less than 95 per cent of the total voting rights of all the Members having a right to vote at that meeting.

Provided also that the accidental omission to give notice to, or the non-receipt by, any

person entitled thereto shall not invalidate the proceedings at any General Meeting.

59. (a) Every notice calling a General Meeting shall specify the place and the day and hour of the Meeting, and there shall appear with reasonable prominence in every such notice a statement that a Member entitled to attend and vote is entitled to appoint a proxy to attend and to vote instead of him and that a proxy need not be a Member of the Company. Contents of notice.

(b) In the case of an Annual General Meeting, the notice shall also specify the Meeting as such.

(c) In the case of any General Meeting at which business other than routine business is to be transacted, the notice shall specify the general nature of the business; and if any resolution is to be proposed as a Special Resolution or as requiring special notice, the notice shall contain a statement to that effect.

60. Routine business shall mean and include only business transacted at an Annual General Meeting of the following classes, that is to say:- Routine Business.

(a) Declaring dividends;

(b) Reading, considering and adopting the balance sheet, the reports of the Directors and Auditors, and other accounts and documents required to be annexed to the balance sheet;

(c) Appointing Auditors and fixing the remuneration of Auditors or determining the manner in which such remuneration is to be fixed; and

(d) Fixing the remuneration of the Directors proposed to be paid under Article 86.

PROCEEDINGS AT GENERAL MEETINGS

61. (a) No business other than the appointment of a chairman shall be transacted at any General Meeting unless a quorum is present at the time when the meeting proceeds to business. Save as herein otherwise provided, two Members shall form a quorum, but in the event of the Company having only one Member (whether an individual or a corporation being beneficially entitled to the whole of the issued capital of the Company), such individual Member or a person representing such corporation shall be a quorum and shall be deemed to constitute a Meeting. If applicable, the provisions of Section 179 of the Act shall apply. For the purpose of this Article, "Member" includes a person attending by proxy or by attorney or as representing a corporation which is a Member. Provided that (a) a proxy representing more than one Member shall only count as one Member for the purpose of determining the quorum; and (b) where a Member is represented by more than one proxy such proxies shall count as only one Member for the purpose of determining the quorum. Quorum.

(b) If within half an hour from the time appointed for the Meeting a quorum is not present, the Meeting if convened on the requisition of Members shall be dissolved. In any other case it shall stand adjourned to the same day in the next week at the same time and place, or to such other day and at such other time and place as the Directors may determine, and if at such adjourned Meeting a quorum is not present within fifteen minutes from the time appointed for holding the Meeting, the Meeting shall be dissolved. No notice of any such adjournment as aforesaid shall be required to be given to the Members. Adjournment if quorum not present.

62. Subject to the provisions of the Act, the Members may participate in a General Meeting by conference telephone or by means of a similar communication equipment whereby all persons participating in the meeting are able to hear each other in which event such Members shall be deemed to be present at the meeting. A Member participating in a meeting in the manner aforesaid may also be taken into account in ascertaining the presence of a quorum at the meeting. Such a meeting shall be deemed to take place where the largest group of Members present for purposes of the meeting is assembled or, if there is no such group, where the Chairman is present. Participation in a Meeting by conference telephone.

63. A resolution in writing may be passed by the Members in accordance with the provisions of the Act and may consist of several documents in the like form, each signed by one or more of such Members. Resolution in writing.

64. The Chairman of the Board of Directors shall preside as Chairman at every General Meeting. If there be no such Chairman or if at any Meeting he be not present within fifteen minutes after the time appointed for holding the Meeting or be unwilling to act, the Members present shall choose some Director to be Chairman of the Meeting or, if no Director be present or if all the Directors present decline to take the Chair, one of their number present, to be Chairman. Chairman.

65. The Chairman may, with the consent of any Meeting at which a quorum is present (and shall if so directed by the Meeting) adjourn the Meeting from time to time and from place to place, but no business shall be transacted at any adjourned Meeting except business which might lawfully have been transacted at the Meeting from which the adjournment took place. When a Meeting is adjourned for thirty days or more, notice of the adjourned Meeting shall be given as in the case of the original Meeting. Save as aforesaid, it shall not be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned Meeting. Adjournment.

66. At any General Meeting a resolution put to the vote of the Meeting shall be decided on a show of hands unless a poll be (before or on the declaration of the result of the show of hands) demanded:- Method of voting.

(a) by the Chairman (being a person entitled to vote thereat); or

(b) by at least one Member present in person or by proxy or by attorney or in the case of a corporation by a representative and entitled to vote thereat; or

(c) by any Member or Members present in person or by proxy or by attorney or in the case of a corporation by a representative and representing not less than one-tenth of the total voting rights of all the Members having the right to vote at the Meeting; or

(d) by a Member or Members present in person or by proxy or by attorney or in the case of a corporation by a representative, holding shares in the Company conferring a right to vote at the Meeting being shares on which an aggregate sum has been paid up equal to not less than one-tenth of the total sum paid up on all the shares conferring that right;

Provided always that no poll shall be demanded on the election of a Chairman or on a question of adjournment. Unless a poll be so demanded (and the demand be not withdrawn) a declaration by the Chairman that a resolution has been carried or carried unanimously or by a particular majority or lost and an entry to that effect in the minute book shall be conclusive evidence of the fact without proof of the

number or proportion of the votes recorded in favour of or against the resolution. A demand for a poll may be withdrawn.

67. If a poll be duly demanded (and the demand be not withdrawn) it shall be taken in such manner (including the use of ballot or voting papers or tickets) as the Chairman may direct and the result of a poll shall be deemed to be the resolution of the Meeting at which the poll was demanded. The Chairman may, and if so requested shall, appoint scrutineers and may adjourn the Meeting to some place and time fixed by him for the purpose of declaring the result of the poll. Taking a poll.

68. If any votes be counted which ought not to have been counted or might have been rejected, the error shall not vitiate the result of the voting unless it be pointed out at the same Meeting or at any adjournment thereof and not in any case unless it shall in the opinion of the Chairman be of sufficient magnitude. Votes counted in error.

69. In the case of equality of votes, whether on a show of hands or on a poll, the Chairman of the Meeting at which the show of hands takes place or at which the poll is demanded shall be entitled to a casting vote. Chairman's casting vote.

70. A poll demanded on any question shall be taken either immediately or at such subsequent time (not being more than thirty days from the date of the Meeting) and place as the Chairman may direct. No notice need be given of a poll not taken immediately. Time for taking a poll.

71. The demand for a poll shall not prevent the continuance of a Meeting for the transaction of any business, other than the question on which the poll has been demanded. Continuance of business after demand for a poll.

VOTES OF MEMBERS

72. Subject to the Act, these Articles and to any special rights or restrictions as to voting attached to any class of shares hereinafter issued on a show of hands every Member who is present in person or by proxy or attorney or in the case of a corporation by a representative shall have one vote (provided that in the case of a Member who is represented by two proxies, only one of the two proxies as determined by that Member or, failing such determination, by the Chairman of the meeting (or by a person authorised by him) in his sole discretion shall be entitled to vote on a show of hands) and on a poll every such Member shall have one vote for every share of which he is the holder. Voting rights of Members.

73. Where there are joint registered holders of any share any one of such persons may vote and be reckoned in a quorum at any Meeting either personally or by proxy or by attorney or in the case of a corporation by a representative as if he were solely entitled thereto and if more than one of such joint holders be so present at any Meeting that one of such persons so present whose name stands first in the Register in respect of such share shall alone be entitled to vote in respect thereof. Several executors or administrators of a deceased Member in whose name any share stands shall for the purpose of this Article be deemed joint holders thereof. Voting rights of joint holders.

74. A Member of unsound mind or whose person or estate is liable to be dealt with in any way under the law relating to mental disorders may vote whether on a show of hands or on a poll by his committee, curator bonis or such other person as properly has the management of his estate and any such committee, curator bonis or other person may vote by proxy or attorney, provided that such evidence as the Directors may require of the authority of the person claiming to vote shall have been deposited at the Office not less than forty eight hours before the time appointed for holding the Meeting. Voting rights of Members of unsound mind.

75. Subject to the provisions of the Act and these Articles, every Member Right to vote.

shall be entitled to be present and to vote at any General Meeting either personally or by proxy or by attorney or in the case of a corporation by a representative and to be reckoned in a quorum in respect of shares fully paid and in respect of partly paid shares where calls are not due and unpaid.

76. No objection shall be raised to the qualification of any voter except at the Meeting or adjourned Meeting at which the vote objected to is given or tendered and every vote not disallowed at such Meeting shall be valid for all purposes. Any such objection made in due time shall be referred to the Chairman of the Meeting whose decision shall be final and conclusive. Objections.

77. On a poll votes may be given either personally or by proxy or by attorney or in the case of a corporation by its representative and a person entitled to more than one vote need not use all his votes or cast all the votes he uses in the same way. Votes on a poll.

78. An instrument appointing a proxy shall be in writing and:- Appointment of proxies.

(a) in the case of an individual shall be signed by the appointor or by his attorney; and

(b) in the case of a corporation shall be either under the common seal or signed by its attorney or by an officer on behalf of the corporation.

The Directors may, but shall not be bound to, require evidence of the authority of any such attorney or officer.

79. A proxy need not be a Member of the Company. Proxy need not be a Member.

80. An instrument appointing a proxy or the power of attorney or other authority, if any, must be left at the Office or such other place (if any) as is specified for the purpose in the notice convening the Meeting not less than forty-eight hours before the time appointed for the holding of the Meeting or adjourned Meeting (or in the case of a poll before the time appointed for the taking of the poll) at which it is to be used and in default shall not be treated as valid unless the Directors otherwise determine. Deposit of proxies.

81. An instrument appointing a proxy shall be in the following form with such variations if any as circumstances may require or in such other form as the Directors may accept and shall be deemed to include the right to demand or join in demanding a poll:- Form of proxies.

PENINSULA YANGON HOLDINGS PTE. LIMITED

"I/We,
of
a Member/Members of the abovenamed Company
hereby appoint
of
or whom failing
of
to vote for me/us and on my/our behalf
at the (Annual, Extraordinary or Adjourned,
as the case may be) General Meeting of
the Company to be held on the day
of and at every adjournment
thereof.

Dated this day of 20 ."

An instrument appointing a proxy shall, unless the contrary is stated thereon, be valid as well for any adjournment of the Meeting as for the Meeting to which it relates and need not be witnessed.

82. A vote given in accordance with the terms of an instrument of proxy (which for the purposes of these Articles shall also include a power of attorney) shall be valid notwithstanding the previous death or insanity of the principal or revocation of the proxy, or of the authority under which the proxy was executed or the transfer of the share in respect of which the proxy is given, provided that no intimation in writing of such death, insanity, revocation or transfer shall have been received by the Company at the Office (or such other place as may be specified for the deposit of instruments appointing proxies) before the commencement of the Meeting or adjourned Meeting (or in the case of a poll before the time appointed for the taking of the poll) at which the proxy is used.

Intervening death or insanity of principal not to revoke proxy.

83. Any corporation which is a Member of the Company may by resolution of its directors or other governing body authorise such person as it thinks fit to act as its representative at any Meeting of the Company or of any class of Members of the Company and the person so authorised shall be entitled to exercise the same powers on behalf of the corporation as the corporation could exercise if it were an individual Member of the Company.

Corporations acting by representatives.

DIRECTORS

84. Subject to the other provisions of Section 145 of the Act, the Company shall have at least one Director, and all Directors shall be natural persons.

Number of Directors.

85. A Director need not be a Member and shall not be required to hold any share qualification unless and until otherwise determined by the Company in General Meeting but shall be entitled to attend and speak at General Meetings.

Qualification.

86. Subject to Section 169 of the Act, the remuneration of the Directors shall be determined from time to time by the Company in General Meeting, and shall be divisible among the Directors in such proportions and manner as they may agree and in default of agreement equally, except that in the latter event any Director who shall hold office for part only of the period in respect of which such remuneration is payable shall be entitled only to rank in such division for the proportion of remuneration related to the period during which he has held office.

Remuneration of Directors.

87. The Directors shall be entitled to be repaid all travelling or such reasonable expenses as may be incurred in attending and returning from meetings of the Directors or of any committee of the Directors or General Meetings or otherwise howsoever in or about the business of the Company in the course of the performance of their duties as Directors.

Travelling expenses.

88. Any Director who is appointed to any executive office or serves on any committee or who otherwise performs or renders services, which in the opinion of the Directors are outside his ordinary duties as a Director, may, subject to Section 169 of the Act, be paid such extra remuneration as the Directors may determine.

Extra Remuneration.

89. Other than the office of Auditor (or Secretary in the case of the Company having only one Director), a Director may hold any other office or place of profit under the Company and he or any firm of which he is a member may act in a professional capacity for the Company in conjunction with his office of Director for such period and on such terms (as to remuneration and otherwise) as the Directors may determine. Subject to the Act, no Director or intending Director shall be disqualified by his office from contracting or entering into any arrangement with the Company either as

Power of Directors to hold office of profit and to contract with Company.

vendor, purchaser or otherwise nor shall such contract or arrangement or any contract or arrangement entered into by or on behalf of the Company in which any Director shall be in any way interested be avoided nor shall any Director so contracting or being so interested be liable to account to the Company for any profit realised by any such contract or arrangement by reason only of such Director holding that office or of the fiduciary relation thereby established.

90. Every Director shall observe the provisions of Section 156 of the Act relating to the disclosure of the interests of the Directors in transactions or proposed transactions with the Company or of any office or property held by a Director which might create duties or interests in conflict with his duties or interests as a Director. Subject to such disclosure, a Director shall be entitled to vote in respect of any transaction or arrangement in which he is interested and he shall be taken into account in ascertaining whether a quorum is present.

Directors to observe Section 156 of the Act.

91. (a) A Director may be or become a director of or hold any office or place of profit (other than as Auditor or Secretary in the case of the Company having only one Director) or be otherwise interested in any company in which the Company may be interested as vendor, purchaser, shareholder or otherwise and unless otherwise agreed shall not be accountable for any fees, remuneration or other benefits received by him as a director or officer of or by virtue of his interest in such other company.

Holding of office in other companies.

(b) The Directors may exercise the voting power conferred by the shares in any company held or owned by the Company in such manner and in all respects as the Directors think fit in the interests of the Company (including the exercise thereof in favour of any resolution appointing the Directors or any of them to be directors of such company or voting or providing for the payment of remuneration to the directors of such company) and any such Director of the Company may vote in favour of the exercise of such voting powers in the manner aforesaid notwithstanding that he may be or be about to be appointed a director of such other company.

Directors may exercise voting power conferred by Company's shares in another company.

MANAGING DIRECTORS

92. The Directors may from time to time appoint one or more of their body to be Managing Director or Managing Directors of the Company and may from time to time (subject to the provisions of any contract between him or them and the Company) remove or dismiss him or them from office and appoint another or others in his or their places.

Appointment of Managing Directors.

93. A Managing Director shall subject to the provisions of any contract between him and the Company be subject to the same provisions as to resignation and removal as the other Directors of the Company and if he ceases to hold the office of Director from any cause he shall ipso facto and immediately cease to be a Managing Director.

Resignation and removal of Managing Director.

94. The remuneration of a Managing Director shall from time to time be fixed by the Directors and may subject to these Articles be by way of salary or commission or participation in profits or by any or all of these modes.

Remuneration of Managing Director.

95. The Directors may from time to time entrust to and confer upon a Managing Director for the time being such of the powers exercisable under these Articles by the Directors as they may think fit and may confer such powers for such time and to be exercised on such terms and conditions and with such restrictions as they think expedient and they may confer such powers either collaterally with or to the exclusion of and in substitution for all or any of the powers of the Directors in that behalf and may from time to time revoke withdraw alter or vary all or any of such powers.

Powers of Managing Director.

VACATION OF OFFICE OF DIRECTOR

96. The office of a Director shall be vacated in any one of the following events, namely:- Vacation of office of Director.

(a) if he becomes prohibited from being a Director by reason of any order made under the Act;

(b) if he ceases to be a Director by virtue of any of the provisions of the Act or these Articles;

(c) if he resigns by writing under his hand left at the Office;

(d) if he has a receiving order made against him or suspends payments or compounds with his creditors generally; or

(e) if he is found lunatic or becomes of unsound mind.

APPOINTMENT AND REMOVAL OF DIRECTORS

97. The Company may by Ordinary Resolution remove any Director before the expiration of his period of office, notwithstanding anything in these Articles or in any agreement between the Company and such Director. Removal of Directors.

98. The Company may by Ordinary Resolution appoint another person in place of a Director removed from office under the immediately preceding Article. Appointment in place of Director removed.

99. The Directors shall have power at any time and from time to time to appoint any person to be a Director either to fill a casual vacancy or as an additional Director but so that the total number of Directors shall not at any time exceed the maximum number fixed by or in accordance with these Articles. Directors' power to fill casual vacancies and to appoint additional Director.

ALTERNATE DIRECTORS

100. (a) Any Director may at any time by writing under his hand and deposited at the Office or by telefax, telex, cable or electronic mail sent to the Secretary appoint any person to be his Alternate Director and may in like manner at any time terminate such appointment. Any appointment or removal by telefax, telex, cable or electronic mail shall be confirmed as soon as possible by letter, but may be acted upon by the Company meanwhile. Appointment of Alternate Directors.

(b) A Director or any other person may act as an Alternate Director to represent more than one Director and such Alternate Director shall be entitled at Directors' meetings to one vote for every Director whom he represents in addition to his own vote if he is a Director.

(c) The appointment of an Alternate Director shall ipso facto determine on the happening of any event which if he were a Director would render his office as a Director to be vacated and his appointment shall also determine ipso facto if his appointor ceases for any reason to be a Director.

(d) An Alternate Director shall be entitled to receive notices of meetings of the Directors and to attend and vote as a Director at any such meeting at which the Director appointing him is not personally present and generally, if his appointor is absent from Singapore or is otherwise unable to act as such Director, to perform all

functions of his appointor as a Director (except the power to appoint an Alternate Director) and to sign any resolution in accordance with the provisions of Article 106.

(e) An Alternate Director shall not be taken into account in reckoning the minimum or maximum number of Directors allowed for the time being under these Articles but he shall be counted for the purpose of reckoning whether a quorum is present at any meeting of the Directors attended by him at which he is entitled to vote Provided that he shall not constitute a quorum under Article 103 if he is the only person present at the meeting notwithstanding that he may be an Alternate to more than one Director.

(f) An Alternate Director may be repaid by the Company such expenses as might properly be repaid to him if he were a Director and he shall be entitled to receive from the Company such proportion (if any) of the remuneration otherwise payable to his appointor as such appointor may by notice in writing to the Company from time to time direct, but save as aforesaid he shall not in respect of such appointment be entitled to receive any remuneration from the Company.

(g) An Alternate Director shall not be required to hold any share qualification.

PROCEEDINGS OF DIRECTORS

Meetings of Directors.

101. (a) The Directors may meet together for the despatch of business, adjourn or otherwise regulate their meetings as they think fit. Subject to the provisions of these Articles questions arising at any meeting shall be determined by a majority of votes and in case of an equality of votes the Chairman of the meeting shall have a second or casting vote.

Participation in a Meeting by conference telephone.

(b) Any Director or his Alternate may participate at a meeting of the Directors by conference telephone or by means of a similar communication equipment whereby all persons participating in the meeting are able to hear each other in which event such Director or his Alternate shall be deemed to be present at the meeting. A Director or his Alternate participating in a meeting in the manner aforesaid may also be taken into account in ascertaining the presence of a quorum at the meeting. Such a meeting shall be deemed to take place where the largest group of Directors present for purposes of the meeting is assembled or, if there is no such group, where the Chairman is present.

Convening meetings of Directors.

102. A Director may and the Secretary on the requisition of a Director shall at any time summon a meeting of the Directors but it shall not be necessary to give notice of a meeting of Directors to any Director for the time being absent from Singapore.

Quorum.

103. (a) The quorum necessary for the transaction of the business of the Directors may be fixed by the Directors and unless so fixed at any other number shall be two, save where the Company has only one Director, such sole Director shall be a quorum and shall be deemed to constitute a meeting. A meeting of the Directors at which a quorum is present shall be competent to exercise all the powers and discretions for the time being exercisable by the Directors. In the case where the Company has only one director, Article 103(b) shall apply.

Proceedings in case of single Director.

(b) If the Company shall have only one director, the provisions herein contained for meetings of the directors shall not apply but such sole director shall have full power to represent and act for the Company in all matters as are not by the Act, or the Memorandum or these Articles required to be exercised by the members of the Company. In lieu of minutes of a meeting, the sole director shall record in writing and sign a note or memorandum of all matters requiring a resolution of directors. Such a note or memorandum shall constitute sufficient evidence of such resolution for all purposes.

104. The continuing Directors may act notwithstanding any vacancies in their body but if and so long as the number of Directors is reduced below the minimum number fixed by or in accordance with these Articles the continuing Directors or Director may act for the purpose of filling up such vacancies or of summoning General Meetings of the Company but not for any other purpose. If there be no Directors or Director able or willing to act, then any two Members may summon a General Meeting for the purpose of appointing Directors. Proceedings in case of vacancies.

105. The Directors may from time to time elect a Chairman and if desired a Deputy Chairman and determine the period for which he is or they are to hold office. The Deputy Chairman will perform the duties of the Chairman during the Chairman's absence for any reason. The Chairman and in his absence the Deputy Chairman shall preside as Chairman at meetings of the Directors but if no such Chairman or Deputy Chairman be elected or if at any meeting the Chairman and the Deputy Chairman be not present within five minutes after the time appointed for holding the same, the Directors present shall choose one of their number to be Chairman of such meeting. Chairman of Directors.

106. A resolution in writing signed by a majority of the Directors for the time being and being not less than are sufficient to form a quorum shall be as effective as a resolution passed at a meeting of the Directors duly convened and held, and may consist of several documents in the like form each signed by one or more of the Directors. Provided that where a Director has appointed an Alternate Director, the Director or (in lieu of the Director) his Alternate Director may sign. The expressions "in writing" and "signed" include approval by telex, telefax, cable, telegram or via electronic mail by any such Director. Resolutions in writing.

107. The Directors may delegate any of their powers to committees consisting of such member or members of their body as they think fit. Any committee so formed shall in the exercise of the powers so delegated conform to any regulations that may be imposed on them by the Directors. Power to appoint committees.

108. The meetings and proceedings of any such committee consisting of two or more members shall be governed by the provisions of these Articles regulating the meetings and proceedings of the Directors, so far as the same are applicable and are not superseded by any regulations made by the Directors under the last preceding Article. Proceedings at committee meetings.

109. All acts done by any meeting of Directors or of a committee of Directors or by any person acting as Director shall as regards all persons dealing in good faith with the Company, notwithstanding that there was some defect in the appointment of any such Director or person acting as aforesaid or that they or any of them were disqualified or had vacated office or were not entitled to vote be as valid as if every such person had been duly appointed and was qualified and had continued to be a Director and had been entitled to vote. Validity of acts of Directors in spite of some formal defect.

GENERAL POWERS OF THE DIRECTORS

110. The business and affairs of the Company shall be managed by or under the direction of the Directors, who may exercise all such powers of the Company as are not, by the Act or by these Articles, required to be exercised or done by the Company in general meeting. The Directors shall not carry into effect any proposals for disposing of the whole or substantially the whole of the Company's undertaking or property unless those proposals have been approved by the Company in General Meeting. The general powers given by this Article shall not be limited or restricted by any special authority or power given to the Directors by any other Article. General powers of Directors to manage Company's business.

111. The Directors may from time to time by power of attorney appoint any company, firm or person or any fluctuating body of persons whether nominated directly or indirectly by the Directors to be the attorney or attorneys of the Company for such purposes and with such powers, authorities and discretions (not exceeding those vested in or exercisable by the Directors under these Articles) and for such period and subject to such conditions as they may think fit, and any such power of attorney may contain such provisions for the protection and convenience of persons dealing with such attorney as the Directors may think fit and may also authorise any such attorney to subdelegate all or any of the powers, authorities and discretions vested in him. Power to appoint attorneys.

112. All cheques, promissory notes, drafts, bills of exchange, and other negotiable or transferable instruments and all receipts for moneys paid to the Company shall be signed, drawn, accepted, endorsed or otherwise executed, as the case may be, in such manner as the Directors shall from time to time by Resolution determine. Signature of cheques and bills.

BORROWING POWERS

113. Subject to the Act and the provisions of these Articles, the Directors may borrow or raise money from time to time for the purpose of the Company or secure the payment of such sums as they think fit and may secure the repayment or payment of such sums by mortgage or charge upon all or any of the property or assets of the Company or by the issue of debentures or otherwise as they may think fit. Directors' borrowing powers.

SECRETARY

114. The Secretary or Secretaries shall and a Deputy or Assistant Secretary or Secretaries may be appointed by the Directors for such term, at such remuneration and upon such conditions as they may think fit, and any Secretary, Deputy or Assistant Secretary so appointed may be removed by them, but without prejudice to any claim he may have for damages for breach of any contract of service between him and the Company. The appointment and duties of the Secretary or Secretaries shall not conflict with the provisions of the Act and in particular Section 171 thereof. Secretary.

115. Where the Company has only one Director, such Director may not hold the office of the Secretary. Sole Director not to act as Secretary

SEAL

116. (a) The Directors shall provide for the safe custody of the Seal, which shall only be used by the authority of the Directors or a committee of Directors authorised by the Directors in that behalf, and every instrument to which the Seal shall be affixed shall (subject to the provisions of these Articles as to certificates for shares) be signed by a Director and shall be countersigned by the Secretary or by a second Director or by some other person appointed by the Directors in place of the Secretary for the purpose. Seal.

(b) The Company may exercise the powers conferred by the Act with regard to having an Official Seal for use abroad, and such powers shall be vested in the Directors. Official Seal.

(c) The Company may have a duplicate Common Seal as referred to in Section 124 of the Act which shall be a facsimile of the Common Seal with the addition on its face of the words "Share Seal". Share Seal.

104. The continuing Directors may act notwithstanding any vacancies in their body but if and so long as the number of Directors is reduced below the minimum number fixed by or in accordance with these Articles the continuing Directors or Director may act for the purpose of filling up such vacancies or of summoning General Meetings of the Company but not for any other purpose. If there be no Directors or Director able or willing to act, then any two Members may summon a General Meeting for the purpose of appointing Directors. Proceedings in case of vacancies.

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106. A resolution in writing signed by a majority of the Directors for the time being and being not less than are sufficient to form a quorum shall be as effective as a resolution passed at a meeting of the Directors duly convened and held, and may consist of several documents in the like form each signed by one or more of the Directors. Provided that where a Director has appointed an Alternate Director, the Director or (in lieu of the Director) his Alternate Director may sign. The expressions "in writing" and "signed" include approval by telex, telefax, cable, telegram or via electronic mail by any such Director. Resolutions in writing.

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111. The Directors may from time to time by power of attorney appoint any company, firm or person or any fluctuating body of persons whether nominated directly or indirectly by the Directors to be the attorney or attorneys of the Company for such purposes and with such powers, authorities and discretions (not exceeding those vested in or exercisable by the Directors under these Articles) and for such period and subject to such conditions as they may think fit, and any such power of attorney may contain such provisions for the protection and convenience of persons dealing with such attorney as the Directors may think fit and may also authorise any such attorney to subdelegate all or any of the powers, authorities and discretions vested in him. Power to appoint attorneys.

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(b) The Company may exercise the powers conferred by the Act with regard to having an Official Seal for use abroad, and such powers shall be vested in the Directors. Official Seal.

(c) The Company may have a duplicate Common Seal as referred to in Section 124 of the Act which shall be a facsimile of the Common Seal with the addition on its face of the words "Share Seal". Share Seal.

AUTHENTICATION OF DOCUMENTS

117. Any Director or the Secretary or any person appointed by the Directors for the purpose shall have power to authenticate any documents affecting the constitution of the Company and any resolutions passed by the Company or the Directors, and any books, records, documents and accounts relating to the business of the Company, and to certify copies thereof or extracts therefrom as true copies or extracts; and where any books, records, documents or accounts are elsewhere than at the Office, the local manager and other officer of the Company having the custody thereof shall be deemed to be a person appointed by the Directors as aforesaid.

Power to authenticate documents.

118. A document purporting to be a copy of a resolution of the Directors or an extract from the minutes of a meeting of Directors which is certified as such in accordance with the provisions of the last preceding Article shall be conclusive evidence in favour of all persons dealing with the Company upon the faith thereof that such resolution has been duly passed or, as the case may be, that such extract is a true and accurate record of a duly constituted meeting of the Directors.

Certified copies of resolution of the Directors.

DIVIDENDS AND RESERVES

119. The Company may by Ordinary Resolution declare dividends but (without prejudice to the powers of the Company to pay interest on share capital as hereinbefore provided) no dividend shall be payable except out of the profits of the Company, or in excess of the amount recommended by the Directors.

Payment of dividends.

120. Subject to the rights of holders of shares with special rights as to dividend (if any), and the Act, (a) all dividends shall be declared and paid in proportion to the number of shares held by a Member but where shares are partly paid all dividends must be apportioned and paid proportionately to the amounts paid or credited as paid on the partly paid shares; and (b) all dividends shall be apportioned and paid proportionately to the amounts paid or credited as paid on the shares during any portion or portions of the period in respect of which the dividend is paid, but if any share is issued on terms providing that it shall rank for dividend as from a particular date such share shall rank for dividend accordingly. For the purposes of this Article, no amount paid or credited as paid on a share in advance of a call shall be treated as paid on the share.

Apportionment of dividends.

121. If and so far as in the opinion of the Directors the profits of the Company justify such payments, the Directors may pay the fixed preferential dividends on any class of shares carrying a fixed preferential dividend expressed to be payable on a fixed date on the half-yearly or other dates (if any) prescribed for the payment thereof by the terms of issue of the shares, and subject thereto may also from time to time pay to the holders of any other class of shares interim dividends thereon of such amounts and on such dates as they may think fit.

Payment of preference and interim dividends.

122. No dividend or other moneys payable on or in respect of a share shall bear interest against the Company.

Dividends not to bear interest.

123. The Directors may deduct from any dividend or other moneys payable to any Member on or in respect of a share all sums of money (if any) presently payable by him to the Company on account of calls or in connection therewith.

Deduction of debts due to Company.

124. The Directors may retain any dividend or other moneys payable on or in respect of a share on which the Company has a lien and may apply the same in or towards satisfaction of the debts, liabilities or engagements in respect of which the lien exists.

Retention of dividends on shares subject to lien.

125. The Directors may retain the dividends payable on shares in respect of which any person is under the provisions as to the transmission of shares hereinbefore contained entitled to become a Member or which any person under those provisions is entitled to transfer until such person shall become a Member in respect of such shares or shall duly transfer the same.

Retention of dividends on shares pending transmission.

126. The payment by the Directors of any unclaimed dividends or other moneys payable on or in respect of a share into a separate account shall not constitute the Company a trustee in respect thereof. All dividends unclaimed after being declared may be invested or otherwise made use of by the Directors for the benefit of the Company and any dividend unclaimed after a period of six years from the date of declaration of such dividend may be forfeited and if so shall revert to the Company but the Directors may at any time thereafter at their absolute discretion annul any such forfeiture and pay the dividend so forfeited to the person entitled thereto prior to the forfeiture.

Unclaimed dividends.

127. The Company may, upon the recommendation of the Directors, by Ordinary Resolution direct payment of a dividend in whole or in part by the distribution of specific assets and in particular of paid up shares or debentures of any other company or in any one or more of such ways; and the Directors shall give effect to such Resolution and where any difficulty arises in regard to such distribution, the Directors may settle the same as they think expedient and in particular may fix the value for distribution of such specific assets or any part thereof and may determine that cash payments shall be made to any Members upon the footing of the value so fixed in order to adjust the rights of all parties and may vest any such specific assets in trustees as may seem expedient to the Directors.

Payment of dividend in specie.

128. Any dividend or other moneys payable in cash on or in respect of a share may be paid by cheque or warrant sent through the post to the registered address of the Member or person entitled thereto, or, if several persons are registered as joint holders of the share or are entitled thereto in consequence of the death or bankruptcy of the holder to any one of such persons or to such persons and such address as such persons may by writing direct. Every such cheque or warrant shall be made payable to the order of the person to whom it is sent or to such person as the holder or joint holders or person or persons entitled to the share in consequence of the death or bankruptcy of the holder may direct and payment of the cheque if purporting to be endorsed or the receipt of any such person shall be a good discharge to the Company. Every such cheque or warrant shall be sent at the risk of the person entitled to the money represented thereby.

Dividends payable by cheque.

129. A transfer of shares shall not pass the right to any dividend declared on such shares before the registration of the transfer.

Effect of transfer.

RESERVES

130. The Directors may from time to time set aside out of the profits of the Company and carry to reserve such sums as they think proper which, at the discretion of the Directors, shall be applicable for meeting contingencies or for the gradual liquidation of any debt or liability of the Company or for repairing or maintaining the works, plant and machinery of the Company or for special dividends or bonuses or for equalising dividends or for any other purpose to which the profits of the Company may properly be applied and pending such application may either be employed in the business of the Company or be invested. The Directors may divide the reserve into such special funds as they think fit and may consolidate into one fund any special funds or any parts of any special funds into which the reserve may have been divided. The Directors may also without placing the same to reserve carry forward any profits which they may think it not prudent to divide.

Power to carry profit to reserve.

CAPITALISATION OF PROFITS AND RESERVES

131. The Company may, upon the recommendation of the Directors, by Ordinary Resolution resolve that it is desirable to capitalise any sum for the time being standing to the credit of any of the Company's reserve accounts or any sum standing to the credit of the profit and loss account or otherwise available for distribution, provided that such sum be not required for paying the dividends on any shares carrying a fixed cumulative preferential dividend and accordingly that the Directors be authorised and directed to appropriate the sum resolved to be capitalised to the Members holding shares in the Company in the proportions in which such sum would have been divisible amongst them had the same been applied or been applicable in paying dividends and to apply such sum on their behalf either in or towards paying up the amounts (if any) for the time being unpaid on any shares held by such Members respectively, or in paying up in full unissued shares or debentures of the Company, such shares or debentures to be allotted and distributed and credited as fully paid up to and amongst such Members in the proportion aforesaid or partly in one way and partly in the other. Power to capitalise profits.

132. Whenever such a resolution as aforesaid shall have been passed, the Directors shall make all appropriations and applications of the sum resolved to be capitalised thereby and all allotments and issues of fully paid shares or debentures (if any) and generally shall do all acts and things required to give effect thereto with full power to the Directors to make such provision by payment in cash or otherwise as they think fit for the case of shares or debentures becoming distributable in fractions and also to authorise any person to enter on behalf of all the Members interested into an agreement with the Company providing for the allotment to them respectively, credited as fully paid up, of any further shares to which they may be entitled upon such capitalisation or (as the case may require) for the payment up by the Company on their behalf, by the application thereto of their respective proportions of the sum resolved to be capitalised, of the amounts or any part of the amounts remaining unpaid on their existing shares and any agreement made under such authority shall be effective and binding on all such Members. Implementation of resolution to capitalise profits.

MINUTES AND BOOKS

133. The Directors shall cause minutes to be made in books to be provided for the purpose:- Minutes.

(a) of all appointments of officers made by the Directors;

(b) of the names of the Directors present at each meeting of Directors and of any committee of Directors; and

(c) of all Resolutions and proceedings at all Meetings of the Company and of any class of Members, of the Directors and of committees of Directors.

134. The Directors shall duly comply with the provisions of the Act and in particular the provisions in regard to registration of charges created by or affecting property of the Company, in regard to keeping a Register of Directors, Managers, Secretaries and Auditors, the Register, a Register of Mortgages and Charges and a Register of Directors' Share and Debenture Holdings and in regard to the production and furnishing of copies of such Registers and of any Register of Holders of Debentures of the Company. Keeping of Registers, etc.

135. Any register, index, minute book, book of accounts or other book required by these Articles or by the Act to be kept by or on behalf of the Company may be kept either by making entries in bound books or by recording them in any other Form of registers, etc.

manner. In any case in which bound books are not used, the Directors shall take adequate precautions for guarding against falsification and for facilitating discovery.

ACCOUNTS

136. The Directors shall cause to be kept such accounting and other records as are necessary to comply with the provisions of the Act. Directors to keep proper accounts.

137. Subject to the provisions of Section 199 of the Act, the books of accounts shall be kept at the Office or at such other place or places as the Directors think fit within Singapore. No Member (other than a Director) shall have any right of inspecting any account or book or document or other recording of the Company except as is conferred by law or authorised by the Directors or by an Ordinary Resolution of the Company. Location and inspection.

138. The Directors shall, in accordance with the provisions of the Act, cause to be prepared and to be laid before the Company in General Meeting such profit and loss accounts, balance sheets, group accounts (if any) and reports as may be necessary (unless such meeting has been dispensed with in accordance with the provisions of the Act). Presentation of accounts.

139. A copy of every balance sheet and profit and loss account which is to be laid before a General Meeting of the Company (including every document required by the Act to be annexed thereto) shall not less than fourteen days (or, where such meeting has been dispensed with in accordance with the provisions of the Act, twenty-eight days before the date such meeting was to be held) before the date of the Meeting be sent to every Member of, and every holder of debentures (if any) of, the Company and to every other person who is entitled to receive notices from the Company under the provisions of the Act or of these Articles Provided that this Article shall not require a copy of these documents to be sent to any person of whose address the Company is not aware or to more than one of the joint holders of a share in the Company or the several persons entitled thereto in consequence of the death or bankruptcy of the holder or otherwise but any Member to whom a copy of these documents has not been sent shall be entitled to receive a copy free of charge on application at the Office. Copies of accounts.

AUDITORS

140. Auditors shall be appointed (unless the Company is exempted from such requirement under the Act) and their duties regulated in accordance with the provisions of the Act. Every Auditor of the Company shall have a right of access at all times to the accounting and other records of the Company and shall make his report as required by the Act. Appointment of Auditors.

141. Subject to the provisions of the Act, all acts done by any person acting as an Auditor shall, as regards all persons dealing in good faith with the Company, be valid, notwithstanding that there was some defect in his appointment or that he was at the time of his appointment not qualified for appointment. Validity of acts of Auditors in spite of some formal defect.

142. The Auditors shall be entitled to attend any General Meeting and to receive all notices of and other communications relating to any General Meeting to which any Member is entitled and to be heard at any General Meeting on any part of the business of the Meeting which concerns them as Auditors. Auditors' right to receive notices of and attend at General Meetings.

NOTICES

143. (a) Any notice may be given by the Company to any Member in any of the following ways:- Service of notice.

(i) by delivering the notice personally to him; or

(ii) by sending it by prepaid mail to him at his registered address in Singapore or where such address is outside Singapore by prepaid air-mail; or

(iii) by sending a cable or telex or telefax or by electronic mail containing the text of the notice to him at his registered address in Singapore or where such address is outside Singapore to such address or to any other address as might have been previously notified by the Member concerned to the Company; or

(iv) by such other manner as may be prescribed by the Act (including without limitation, by electronic communication).

(b) Any notice or other communication served under any of the provisions of these Articles on or by the Company or any officer of the Company may be tested or verified by telex or telefax or electronic mail or telephone or such other manner as may be convenient in the circumstances but the Company and its officers are under no obligation so to test or verify any such notice or communication.

144. All notices and documents (including a share certificate) with respect to any shares to which persons are jointly entitled shall be given to whichever of such persons is named first on the Register and notice so given shall be sufficient notice to all the holders of such shares. Service of notices in respect of joint holders.

145. Any Member with a registered address shall be entitled to have served upon him at such address any notice to which he is entitled under these Articles. Members shall be served at registered address.

146. A person entitled to a share in consequence of the death or bankruptcy of a Member or otherwise upon supplying to the Company such evidence as the Directors may reasonably require to show his title to the share, and upon supplying also an address for the service of notice, shall be entitled to have served upon him at such address any notice or document to which the Member but for his death or bankruptcy or otherwise would be entitled and such service shall for all purposes be deemed a sufficient service of such notice or document on all persons interested (whether jointly with or as claiming through or under him) in the share. Save as aforesaid any notice or document delivered or sent by post to or left at the registered address of any Member in pursuance of these Articles shall (notwithstanding that such Member be then dead or bankrupt or otherwise not entitled to such share and whether or not the Company shall have notice of the same) be deemed to have been duly served in respect of any share registered in the name of such Member as sole or joint holder. Service of notices after death etc. of a Member.

147. (a) Any notice given in conformity with Article 143 shall be deemed to have been given at any of the following times as may be appropriate:- When service effected.

(i) when it is delivered personally to the Member, at the time when it is so delivered;

(ii) when it is sent by prepaid mail to an address in Singapore or by prepaid airmail to an address outside Singapore, on the day

following that on which the notice was put into the post;

(iii) when the notice is sent by cable or telex or telefax or electronic mail, the day it is so sent; and

(iv) in the case of any notice given in any other manner, at such times as may be prescribed by the Act.

(b) In proving such service or sending, it shall be sufficient to prove that the letter containing the notice or document was properly addressed and put into the post office as a prepaid letter or airmail letter as the case may be or that a telex or telefax or electronic mail was properly addressed and transmitted or that a cable was properly addressed and handed to the relevant authority for despatch.

148. Any notice on behalf of the Company or of the Directors shall be deemed effectual if it purports to bear the signature of the Secretary or other duly authorised officer of the Company, whether such signature is printed or written.

Signature on notice.

149. When a given number of days' notice or notice extending over any other period is required to be given the day of service shall not, unless it is otherwise provided or required by these Articles or by the Act, be counted in such number of days or period.

Day of service not counted.

150. (a) Notice of every General Meeting shall be given in manner hereinbefore authorised to:-

Notice of General Meeting.

(i) every Member;

(ii) every person entitled to a share in consequence of the death or bankruptcy or otherwise of a Member who but for the same would be entitled to receive notice of the Meeting; and

(iii) the Auditor for the time being of the Company.

(b) No other person shall be entitled to receive notices of General Meetings.

151. The provisions of Articles 143, 147, 148 and 149 shall apply mutatis mutandis to notices of meetings of Directors or any committee of Directors.

Notice of meetings of Directors or any committee of Directors.

WINDING UP

152. If the Company is wound up (whether the liquidation is voluntary, under supervision, or by the Court) the Liquidator may, with the authority of a Special Resolution, divide among the Members in specie or kind the whole or any part of the assets of the Company and whether or not the assets shall consist of property of one kind or shall consist of properties of different kinds and may for such purpose set such value as he deems fair upon any one or more class or classes of property to be divided as aforesaid and may determine how such division shall be carried out as between the Members or different classes of Members. The Liquidator may, with the like authority, vest the whole or any part of the assets in trustees upon such trusts for the benefit of Members as the Liquidator with the like authority thinks fit and the liquidation of the Company may be closed and the Company dissolved but so that no Member shall be compelled to accept any shares or other securities in respect of which there is a liability.

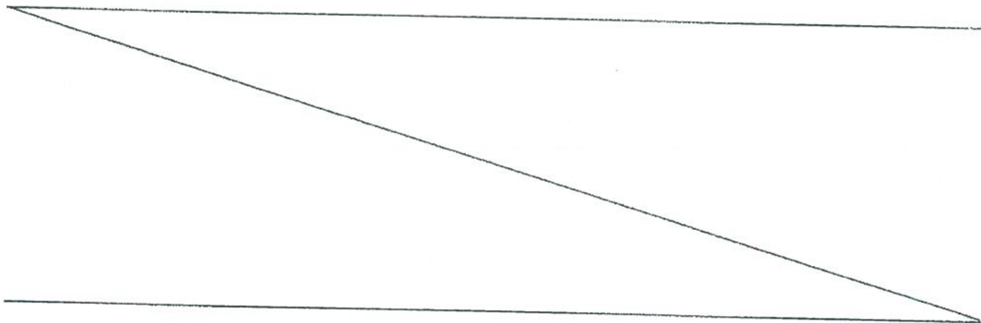
Distribution of assets in specie.

INDEMNITY

153. Subject to the provisions of the Act, every Director, Auditor, Secretary or other officer of the Company shall be entitled to be indemnified by the Company against all costs, charges, losses, expenses and liabilities incurred by him in the execution and discharge of his duties or in relation thereto and in particular and without prejudice to the generality of the foregoing no Director, Manager, Secretary or other officer of the Company shall be liable for the acts, receipts, neglects or defaults of any other Director or officer or for joining in any receipt or other act for conformity or for any loss or expense happening to the Company through the insufficiency or deficiency of title to any property acquired by order of the Directors for or on behalf of the Company or for the insufficiency or deficiency of any security in or upon which any of the moneys of the Company shall be invested or for any loss or damage arising from the bankruptcy, insolvency or tortious act of any person with whom any moneys, securities or effects shall be deposited or left or for any other loss, damage or misfortune whatever which shall happen in the execution of the duties of his office or in relation thereto unless the same shall happen through his own negligence, wilful default, breach of duty or breach of trust. Indemnity of Directors and officers.

SECRECY

154. No Member shall be entitled to require discovery of or any information respecting any detail of the Company's trade or any matter which may be in the nature of a trade secret, mystery of trade or secret process which may relate to the conduct of the business of the Company and which in the opinion of the Directors it will be inexpedient in the interest of the Members of the Company to communicate to the public save as may be authorised by law. Secrecy.



NAME(S), ADDRESS(ES) AND DESCRIPTION OF SUBSCRIBER(S)

CLEMENT KING MAN KWOK

A3, Pinecrest
65 Repulse Bay Road
Hong Kong

Passport No. 761251599

Director

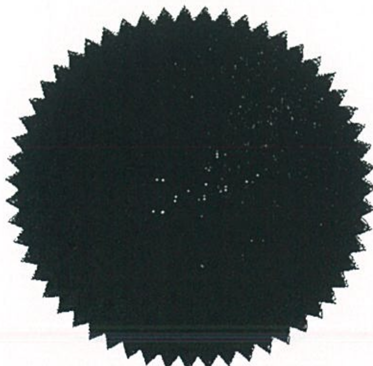
Attorney (acting under a Power of Attorney dated
23rd July 2013)
for and on behalf of
PENINSULA INTERNATIONAL INVESTMENT HOLDINGS
LIMITED
(Certificate of Incorporation No. 545541)

Registered office at:
P.O. Box 957
Offshore Incorporations Centre
Road Town, Tortola
British Virgin Islands

Dated this 23rd day of July 2013.

Witness to the above signature(s):

Name: John William Clarke Richardson
Title: Notary Public / ~~Advocate & Solicitor~~ /
A member of the Singapore Association
of the Institute of Chartered Secretaries
~~and Administrators~~



JOHN WILLIAM CLARKE RICHARDSON
NOTARY PUBLIC
5TH FLOOR
ALEXANDRA HOUSE
CENTRAL, HONG KONG SAR
TEL: (852) 2825 9227

REGISTRATION NO.
201320115M

THE COMPANIES ACT (CAP. 50)

PRIVATE COMPANY LIMITED BY SHARES

MEMORANDUM

AND

ARTICLES OF ASSOCIATION

OF

PENINSULA YANGON HOLDINGS PTE. LIMITED



Embassy of the Republic of the Union of Myanmar
Singapore

No. 0154 / 37 24 / 2016
Date: 10 February 2016

Seen at the Embassy of the Republic of the Union of Myanmar in Singapore, and certified that the signature appearing at the foot of the annexed document is the signature Lai Wai Leng , Deputy Director, Singapore Academy of Law, Republic of Singapore.

10/2

(for) Ambassador
(Thet Tun, Minister Counsellor)



SINGAPORE ACADEMY OF LAW

I, Lai Wai Leng, Deputy Director, Singapore Academy of Law, Republic of Singapore, hereby certify that Chang Shern Hin is a duly appointed Notary Public practising in Singapore, and that the signature appearing at the foot of the annexed Notarial Certificate dated 1st February 2016 is the signature of the said Chang Shern Hin.

Dated at Singapore this 3rd day of February 2016.

LAI WAI LENG
DEPUTY DIRECTOR
SINGAPORE ACADEMY OF LAW

16020472



Certified true signature

SHAYNNA KYLAA ROCH

- 5 FEB 2016

1 Supreme Court Lane, Level 6, Singapore 178879
Tel: +65 6332 4388 | Fax: +65 6334 4940 | Website: http://www.sal.org.sg

NOTARIAL CERTIFICATE

TO ALL TO WHOM THESE PRESENTS SHALL COME

I, CHANG SHERN HIN, NOTARY PUBLIC, duly appointed and practising in the Republic of Singapore **DO HEREBY CERTIFY AND ATTEST** that I have carefully compared a copy of the **BUSINESS PROFILE** of **PENINSULA YANGON HOLDINGS PTE. LIMITED** (Company No. 201320115M) obtained through **bizFILE**, a company search provided by the **ACCOUNTING AND CORPORATE REGULATORY AUTHORITY (ACRA) SINGAPORE** dated the 29th day of January 2016 annexed hereto with the original And **DO HEREBY CERTIFY** that it is a true copy of the original.

IN TESTIMONY WHEREOF I, the said Notary Public, have hereunto subscribed my name and affixed my Seal of Office this 1st day of February 2016

WHICH I ATTEST

CHANG SHERN HIN
NOTARY PUBLIC
SINGAPORE



ACCOUNTING AND CORPORATE REGULATORY AUTHORITY (ACRA) bizfile

ATION RESOURCES

T EVERY ENDEAVOR IS MADE TO ENSURE THAT INFORMATION PROVIDED IS UPDATED AND CORRECT. THE AUTHORITY LAIMS ANY LIABILITY FOR ANY DAMAGE OR LOSS THAT MAY BE CAUSED AS A RESULT OF ANY ERROR OR OMISSION.

Business Profile (Company) of PENINSULA YANGON HOLDINGS PTE. LIMITED (201320115M)

Date: 29/01/2016

The Following Are The Brief Particulars of :

CERTIFIED TRUE COPY

CHANG SHERN HIN
NOTARY PUBLIC
SINGAPORE



Registration No.	:	201320115M
Company Name.	:	PENINSULA YANGON HOLDINGS PTE. LIMITED
Former Name if any	:	
poration Date.	:	24/07/2013
Co..pany Type	:	PRIVATE COMPANY LIMITED BY SHARES
Status	:	Live Company
Status Date	:	24/07/2013

Principal Activities

Activities (I)	:	OTHER INVESTMENT HOLDING COMPANIES (64202)
Description	:	
Activities (II)	:	
Description	:	

Capital

Issued Share Capital * (AMOUNT)	Number of Shares	Currency	Share Type
.00	1000	UNITED STATES OF AMERICA, DOLLARS	ORDINARY

* Number of Shares includes number of Treasury Shares

Paid-Up Capital (AMOUNT)	Number of Shares	Currency	Share Type
1000.00		UNITED STATES OF AMERICA, DOLLARS	ORDINARY

COMPANY HAS THE FOLLOWING ORDINARY SHARES HELD AS TREASURY SHARES

Number Of Shares	Currency

...TION RESOURCES

...T EVERY ENDEAVOR IS MADE TO ENSURE THAT INFORMATION PROVIDED IS UPDATED AND CORRECT. THE AUTHORITY ...LAIMS ANY LIABILITY FOR ANY DAMAGE OR LOSS THAT MAY BE CAUSED AS A RESULT OF ANY ERROR OR OMISSION.

Business Profile (Company) of PENINSULA YANGON HOLDINGS PTE. LIMITED (201320115M) Date: 29/01/2016

Registered Office Address	:	9 BATTERY ROAD #15-01 STRAITS TRADING BUILDING SINGAPORE (049910)
Date of Address	:	24/07/2013
Date of Last AGM	:	16/02/2015
... of Last AR	:	09/03/2015
Date of A/C Laid at Last AGM	:	31/12/2014
Date of Lodgment of AR, A/C	:	09/03/2015

Audit Firms

NAME

KPMG LLP

Charges

Charge No.	Date Registered	Currency	Amount Secured	Chargee(s)

Officers/Authorised Representative(s)

Name Address	ID	Nationality Position Held	Source of Address	Date of Appointment
...:MENT KING MAN KWOK A..., PINECREST, 65 REPULSE BAY ROAD HONG KONG	761251599	BRITISH Director	ACRA	24/07/2013
PETER CAMILLE BORER FLAT B, 16/F, BLOCK 2, RUBY COURT 55 SOUTH BAY ROAD, HONG KONG	X0760704	SWISS Director	ACRA	04/06/2014
MARTYN PETER ALEXANDER SAWYER HOUSE 2 RUBY CHALET, LOT NO. 1128 DD217 PAK SHA WAN, SAI KUNG, NEW TERRITORIES, HONG KONG	517812057	BRITISH Director	ACRA	24/07/2013
PUN CHI YAM CYRUS 3/F 620 KING'S ROAD, NORTH POINT HONG KONG	KJ0274493	CHINESE Director	ACRA	25/01/2016

Business Profile (Company) of PENINSULA YANGON HOLDINGS PTE. LIMITED (201320115M)

Date: 29/01/2016

Officers/Authorised Representative(s)

Name / Address	ID	Nationality / Position Held	Source of Address	Date of Appointment
SERGE PUN 50 PRINCE CHARLES CRESCENT 2-02 TANGLIN VIEW SINGAPORE (159012)	S2761399C	MYANMAR Director	ACRA	25/01/2016
NOOR HASNA D/O JANI 398 UPPER CHANGI ROAD EAST TUDOR SINGAPORE (486924)	S0138795B	SINGAPORE CITIZEN Director	ACRA	24/07/2013
CHAN POH KUAN 863 TAMPINES STREET 83 #10-484 SINGAPORE (520863)	S1637928Z	SINGAPORE CITIZEN Secretary	ACRA	22/08/2013
ABDUL JABBAR BIN KARAM DIN 5 VANDA CRESCENT ORCHID VILLAGE SINGAPORE (287895)	S6936625B	SINGAPORE CITIZEN Secretary	OSCARS	22/08/2013

areholder(s)

	Name / Address	ID	Nationality/Place of incorporation/Origin	Source of Address	Address Changed
1	YOMA STRATEGIC INVESTMENTS LTD. 78 SHENTON WAY #32-00 SINGAPORE (079120)	200410344H	SINGAPORE	ACRA	
	Ordinary(Number): 240	Currency: UNITED STATES OF AMERICA, DOLLARS			
2	FIRST MYANMAR INVESTMENT COMPANY LIMITED	T12UF4775J	MYANMAR	ACRA	

Business Profile (Company) of PENINSULA YANGON HOLDINGS PTE. LIMITED (201320115M)

Date: 29/01/2016

Shareholder(s)

Name / Address	ID	Nationality/Place of incorporation/Origin	Source of Address	Address Changed
 FMI CENTRE, LEVEL 10&11, 380, BOGYOKE AUNG SAN ROAD PABEDAN TOWNSHIP, YANGON, MYANMAR				
Ordinary(Number): 60	Currency: UNITED STATES OF AMERICA, DOLLARS			
3 PENINSULA INTERNATIONAL INVESTMENT HOLDINGS LIMITED	T13UF3017D	VIRGIN ISLANDS, BRITISH	ACRA	
P.O. BOX 957, OFFSHORE INCORPORATIONS CENTRE ROAD TOWN, TORTOLA, BRITISH VIRGIN ISLANDS				
Ordinary(Number): 700	Currency: UNITED STATES OF AMERICA, DOLLARS			

Abbreviation

 - Local Entity not registered with ACRA

UF - Foreign Entity not registered with ACRA

AR - Annual Return

AGM - Annual General Meeting

A/C - Accounts

OSCARS - One Stop Change of Address Reporting Service by Immigration & Checkpoint Authority.

PLEASE NOTE THAT INFORMATION HEREIN CONTAINED IS EXTRACTED FROM FORMS/TRANSACTIONS FILED WITH THE AUTHORITY

Business Profile (Company) of PENINSULA YANGON HOLDINGS PTE. LIMITED (201320115M) Date: 29/01/2016

FOR REGISTRAR OF COMPANIES AND BUSINESS NAMES
SINGAPORE

RECEIPT NO. : ACRA160129102144

DATE : 29/01/2016

This is computer generated. Hence no signature required.

PENINSULA YANGON HOLDINGS PTE. LIMITED

("the Company")

(Registration No. 201320115M)

DIRECTORS RESOLUTION IN WRITING PURSUANT TO ARTICLE 106
OF THE COMPANY'S CONSTITUTION

ESTABLISHMENT OF A PRIVATE LIMITED COMPANY IN MYANMAR

1. Resolved that the Company is hereby authorised (jointly with Peninsula Yangon Holdings (BVI) Limited, a corporate duly organised and existing under the laws of the British Virgin Islands and having its registered address at P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands) to register and establish a private limited company in Myanmar with the proposed name of "Peninsula Yangon Limited".

SUBSCRIPTION OF SHARES

2. Resolved that the Company will subscribe for shares in Peninsula Yangon Limited.

PERSON AUTHORISED TO SIGN ALL DOCUMENTS ON BEHALF OF THE COMPANY IN CONNECTION WITH THE ESTABLISHMENT OF PENINSULA YANGON LIMITED

3. Resolved that (a) Mr Martyn Peter Alexander Sawyer, a British citizen with passport number 517812057 and (b) Mr. Serge Pun @ U Theim Wai, a Myanmar citizen with national registration card no. 12/MaGaTa (Naing) 084053, acting jointly at all times and as co-promotors of the registration and establishment of Peninsula Yangon Limited, be and are hereby authorised to do any and all of the following in the name and/or on behalf of the Company in connection with the establishment of Peninsula Yangon Limited, as may be appropriate in the circumstances:-

    a. Take any and all actions and steps, and sign, execute, deliver, submit and file all applications, forms, information, materials and documents with the Ministry of Planning and Economic Development, the Myanmar Investment Commission and any other governmental authority or agency in Myanmar, as may be necessary or expedient for the establishment of Peninsula Yangon Limited and the issuance of an investment permit to Peninsula Yangon Limited under the provisions of the Myanmar Foreign Investment Law (2012).

    b. Take any and all actions and steps and negotiate, sign, execute and deliver all agreements, deeds, assurances and other documents in connection with the establishment and/or business of Peninsula Yangon Limited.

c. Act in all matters and transactions as may be necessary or expedient for the establishment of Peninsula Yangon Limited.

4. Resolved that Mr. Martyn Peter Alexander Sawyer and Mr. Serge Pun @ U Theim Wai, acting jointly, be and are hereby authorised to represent the Company in respect of all acts, dealings, matters and transactions with Peninsula Yangon Limited and in the exercise of all and any rights (including voting rights) relating to the shares held by the Company upon and further to the establishment of Peninsula Yangon Limited, and to sign, execute and deliver any and all documents in the name and/or on behalf of the Company, as may be appropriate in the circumstances.

APPOINTMENT OF DIRECTORS

5. Resolved that the Company shall appoint the following persons as the first directors of Peninsula Yangon Limited, provided that the directors have qualified under applicable laws, rules and regulations, and upon the approval by the Ministry of Planning and Economic Development, the Myanmar Investment Commission and other governmental authorities or agencies in Myanmar, of the establishment of Peninsula Yangon Limited:

   a. Mr. Martyn Peter Alexander Sawyer, a British citizen with passport number 517812057.
   b. U Theim Wai @ Mr. Serge Pun, a Myanmar citizen with national registration card no. 12/MaGaTa (Naing) 084053.
   c. Mr. Chi Yam Cyrus Pun, a Chinese citizen with the Hong Kong Special Administrative Region, People's Republic of China, passport number KJ0274493.
   d. Mr. Clement King Man Kwok, a British Citizen with passport number 761251599.
   e. Ms. Christobelle Yi Ching Liao, a British Citizen with passport number 518266334.
   f. Mr. Peter Camille Borer, Swiss citizen with passport number X0760704.

FURTHER ASSURANCE

6. That the Company be authorised to sign, execute, seal and deliver any and all authorisation documents, proxy forms and powers of attorney as may be appropriate to give effect to the Resolutions in (1), (2), (3), (4) and (5).

AFFIXING OF COMMON SEAL

7. Resolved that the Company be authorised to affix the Common Seal in accordance with the Company's Constitution to any document that may be required to be given under the Company's Common Seal in relation to the establishment of Peninsula Yangon Limited or to any other documents contemplated by any of the Resolutions herein.

Date: 19 January 2016

Clement King Man Kwok

Peter Camille Borer

Martyn Peter Alexander Sawyer

Noor Hasna d/o Jani

OCBC Bank

Oversea-Chinese Banking Corporation Limited
Bras Basah Post Office Locked Bag Service No. 8
Singapore 911886
Co.Reg.No.: 193200032W

YOUR REF :
OUR REF : PG/BRL/CASE ID 42988478

21 October 2016

PRIVATE & CONFIDENTIAL
The Chairman
Myanmar Investment Commission

Dear Sir

PENINSULA YANGON HOLDINGS PTE. LIMITED

At our client's request, this is to inform you that the abovementioned company has maintained the following account with the Bank and the details are as follow:

Account Number*	Account Balance as of 19 October 2016
503178329301	USD131,589.28CR
503249435301	USD958,608.10CR

(* The first three digits of the account no is the branch code)

Please be informed that the facts, opinions or information expressed above are private and confidential and the Bank does not undertake to update them. The Bank shall not be responsible for any losses, claims, liabilities or damages suffered on account of any decision taken on the basis of the facts, opinions or information contained herein. This letter is given without responsibility or liability whatsoever (whether in tort, contract or otherwise) on the part of the Bank or any of its employees/officers.

Please feel free to contact our Customer Service Officers at 6538 1111 if you need further clarification.

Yours sincerely

Tan Hock Kheng
Officer
Account Services

OCBC Bank

Oversea-Chinese Banking Corporation Limited
Bras Basah Post Office Locked Bag Service No. 8
Singapore 911886
Co.Reg.No.: 193200032W

YOUR REF:
OUR REF : PG/BRL/CASE ID 40529347

25 January 2016

PRIVATE & CONFIDENTIAL
The Chairman
Myanmar Investment Commission

Dear Sirs

PENINSULA YANGON HOLDINGS PTE. LIMITED

At our client's request, this is to inform you that the abovementioned company has maintained an USD account with the Bank since September 2013.

Please be informed that the facts, opinions or information expressed above are private and confidential and the Bank does not undertake to update them. The Bank shall not be responsible for any losses, claims, liabilities or damages suffered on account of any decision taken on the basis of the facts, opinions or information contained herein. This letter is given without responsibility or liability whatsoever (whether in tort, contract or otherwise) on the part of the Bank or any of its employees/officers.

Please feel free to contact our Customer Service Officers at 6538 1111 if you need further clarification.

Yours sincerely

Aw Jing
Officer
Account Services

OCBC Bank

Oversea-Chinese Banking Corporation Limited
Bras Basah Post Office Locked Bag Service No. 8
Singapore 911886
Co.Reg.No.: 193200032W

YOUR REF:
OUR REF : PG/BRL/CASE ID 40529344

25 January 2016

PRIVATE & CONFIDENTIAL
Director General
Companies Registration Office
Directorate of Investment and Myanmar SPV Administration
Ministry of National Planning and Economic Development
The Republic of the Union of Myanmar

Dear Sirs

PENINSULA YANGON HOLDINGS PTE. LIMITED

At our client's request, this is to inform you that the abovementioned company has maintained an USD account with the Bank since September 2013.

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Please feel free to contact our Customer Service Officers at 6538 1111 if you need further clarification.

Yours sincerely

Aw Jing
Officer
Account Services



OUR REF: GWISCIBLP2015021-00057B

The Chairman
Myanmar Investment Commission

25 January 2016

Dear Sirs

RE: PENINSULA INTERNATIONAL INVESTMENT HOLDINGS LIMITED

At the request of the above-named customer, we have pleasure in confirming that Peninsula International Investment Holdings Limited has maintained a satisfactory CombiNations Statement Savings Account in our books since 11 December 2003 showing balance as at 25 January 2016 of USD1,016,378.-.

This information is given in strict confidence and without any responsibility, howsoever arising, on the part of the Bank or its officers.

Yours faithfully



Phoebe Lau
Vice President

The Hongkong and Shanghai Banking Corporation Limited
Hong Kong Main Office: 1 Queen's Road Central, Hong Kong
Tel: 2822 1111 Telex: 73205 HSBC HX Telegrams: Hongbank HongKong
Web: www.hsbc.com.hk



OUR REF: GWISCIBLP2015021-00057B

Director General
Companies Registration Office
Directorate of Investment and Myanmar SPV Administration
Ministry of National Planning and Economic Development
The Republic of the Union of Myanmar

25 January 2016

Dear Sirs

RE: PENINSULA INTERNATIONAL INVESTMENT HOLDINGS LIMITED

At the request of the above-named customer, we have pleasure in confirming that Peninsula International Investment Holdings Limited has maintained a satisfactory CombiNations Statement Savings Account in our books since 11 December 2003 showing balance as at 25 January 2016 of USD1,016,378.-.

This information is given in strict confidence and without any responsibility, howsoever arising, on the part of the Bank or its officers.

Yours faithfully



Phoebe Lau
Vice President

The Hongkong and Shanghai Banking Corporation Limited
Hong Kong Main Office: 1 Queen's Road Central, Hong Kong
Tel: 2822 1111 Telex: 73205 HSBC HX Telegrams: Hongbank HongKong
Web: www.hsbc.com.hk



Peninsula Yangon Holdings Pte. Limited
Registration Number: 201320115M

Annual Report
Period from 24 July 2013 (date of incorporation) to
31 December 2014

Directors' report

We are pleased to submit this annual report to the member of the Company together with the audited financial statements for the financial period from 24 July 2013 (date of incorporation) to 31 December 2014.

Directors

The directors in office at the date of this report are as follows:

Alan Philip Clark	(Appointed on 16 April 2014)
Clement King Man Kwok	(Appointed on 24 July 2013)
Martyn Peter Alexander Sawyer	(Appointed on 24 July 2013)
Noor Hasna d/o Jani	(Appointed on 24 July 2013)
Peter Camille Borer	(Appointed on 4 June 2014)

Directors' interests

According to the register kept by the Company for the purposes of Section 164 of the Companies Act, Chapter 50 (the Act), no director who held office at end of the financial period (including those held by their spouses and infant children) in shares, debentures and share options in the Company and in related corporations either at the date of incorporation, or at date of appointment if later, or at the end of the financial period.

Neither at the end of, nor at any time during the financial period, was the Company a party to any arrangement whose objects are, or one of whose objects is, to enable the directors of the Company to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

Except as disclosed in notes to the financial statements, since date of incorporation, no director has received or become entitled to receive, a benefit by reason of a contract made by the Company or a related corporation with the director, or with a firm of which he is a member, or with a company in which he has a substantial financial interest.

Share options

During the financial period, there were:

(i) no options granted by the Company to any person to take up unissued shares in the Company; and

(ii) no shares issued by virtue of any exercise of option to take up unissued shares of the Company.

As at the end of the financial period, there were no unissued shares of the Company under option.

Auditors

At the General Meeting dated 16 October 2013, KPMG LLP was appointed as auditors of the Company. The auditors, KPMG LLP, have expressed their willingness to accept re-appointment.

On behalf of the Board of Directors

Alan Philip Clark
Director

Clement King Man Kwok
Director

0 9 FEB 2015

Statement by Directors

In our opinion:

(a) the financial statements set out on pages FS1 to FS14 are drawn up so as to give a true and fair view of the state of affairs of the Company as at 31 December 2014 and the results, changes in equity and cash flows of the Company from 24 July 2013 (date of incorporation) to 31 December 2014 in accordance with the provisions of the Singapore Companies Act, Chapter 50 and Singapore Financial Reporting Standards; and

(b) at the date of this statement, having regard to the financial support from its ultimate holding company which the directors believe will continue to be available to Company, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

The Board of Directors has, on the date of this statement, authorised these financial statements for issue.

On behalf of the Board of Directors

Alan Philip Clark
Director

Clement King Man Kwok
Director

0 9 FEB 2015



KPMG LLP
16 Raffles Quay #22-00
Hong Leong Building
Singapore 048581

Telephone +65 6213 3388
Fax +65 6225 0984
Internet www.kpmg.com.sg

Independent auditors' report

Member of the Company
Peninsula Yangon Holdings Pte. Limited

Report on the financial statements

We have audited the accompanying financial statements of Peninsula Yangon Holdings Pte. Limited (the Company), which comprise the statement of financial position as at 31 December 2014, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the period from 24 July 2013 (date of incorporation) to 31 December 2014, and a summary of significant accounting policies and other explanatory information, as set out on pages FS1 to FS14.

Management's responsibility for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Singapore Companies Act, Chapter 50 (the Act) and Singapore Financial Reporting Standards, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair profit and loss accounts and balance sheets and to maintain accountability of assets.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Singapore Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Opinion

In our opinion, the financial statements are properly drawn up in accordance with the provisions of the Act and Singapore Financial Reporting Standards to give a true and fair view of the state of affairs of the Company as at 31 December 2014 and the results, changes in equity and cash flows of the Company for the period from 24 July 2013 (date of incorporation) to 31 December 2014.

Report on other legal and regulatory requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company have been properly kept in accordance with the provisions of the Act.

KPMG

KPMG LLP
Public Accountants and
Chartered Accountants

Singapore

09 FEB 2015

Statement of financial position
As at 31 December 2014

	Note	2014 US$
Assets		
Cash and cash equivalents		3,310
Current assets/Total assets		3,310
Equity		
Share capital	5	1
Accumulated losses		(55,017)
Total equity		(55,016)
Liabilities		
Other payables	6	58,326
Current liabilities/Total liabilities		58,326
Total equity and liabilities		3,310

The accompanying notes form an integral part of these financial statements.

Statement of comprehensive income
Period from 24 July 2013 (date of incorporation) to 31 December 2014

	Note	Period from 24/7/2013 (date of incorporation) to 31/12/2014 US$
Revenue		–
Administrative expenses		(55,017)
Loss before tax		(55,017)
Tax expense	7	–
Loss for the period / Total comprehensive income for the period	8	(55,017)

The accompanying notes form an integral part of these financial statements.

Statement of changes in equity
Period from 24 July 2013 (date of incorporation) to 31 December 2014

	Share capital US$	Accumulated losses US$	Total US$
At 24 July 2013 (date of incorporation)	1	–	1
Total comprehensive income for the period			
Loss for the period	–	(55,017)	(55,017)
Total comprehensive income for the period	–	(55,017)	(55,017)
At 31 December 2014	1	(55,017)	(55,016)

The accompanying notes form an integral part of these financial statements.

Statement of cash flows
Period from 24 July 2013 (date of incorporation) to 31 December 2014

	Period from 24/7/2013 (date of incorporation) to 31/12/2014 US$
Cash flows from operating activities	
Loss for the period	(55,017)
Adjustments for:	
Change in other payables	58,326
Net cash from operating activities	3,309
Net increase in cash and cash equivalents	3,309
Cash and cash equivalents at date of incorporation	1
Cash and cash equivalents at 31 December	3,310

The accompanying notes form an integral part of these financial statements.

Notes to the financial statements

These notes form an integral part of the financial statements.

The financial statements were authorised for issue by the Board of Directors on 09 FEB 2015.

1 Domicile and activities

Peninsula Yangon Holdings Pte. Limited (the Company) is incorporated in the Republic of Singapore. The address of the Company's registered office is 9 Battery Road, #15-01 Straits Trading Building, Singapore 049910.

The principal activity of the Company is relating to investment holding.

The immediate and ultimate holding companies during the financial period were Peninsula International Investment Holdings Limited (a company incorporated in British Virgin Islands) and The Hongkong and Shanghai Hotels (a company incorporated in Hong Kong) respectively.

2 Going concern

The Company was in net shareholders' deficit position of US$55,016 as at 31 December 2014. Notwithstanding these, the financial statements have been prepared on a going concern basis, as the ultimate holding company has given an undertaking to provide continuing financial support to the Company to meet its obligation as and when they fall due.

3 Basis of preparation

3.1 Statement of compliance

The financial statements are prepared in accordance with Singapore Financial Reporting Standards (FRS).

3.2 Basis of measurement

The financial statements have been prepared on the historical cost basis except as disclosed in the accounting policies below.

3.3 Functional and presentation currency

These financial statements are presented in United States Dollars ("US$"), which is the Company's functional currency. All financial information presented in United States Dollars, unless otherwise stated.

3.4 Use of estimates and judgements

The preparation of financial statements in conformity with FRSs requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

There are no significant areas of critical judgements in the application of accounting policies that have significant effect on the amount recognised in the financial statements and assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year.

4 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

4.1 Foreign currency transactions

Transactions in foreign currencies are translated to the functional currency of the Company at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the end of the reporting period are retranslated to the functional currency at the exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortised cost in the functional currency at the beginning of the period, adjusted for effective interest and payments during the period, and the amortised cost in foreign currency translated at the exchange rate at the end of the period.

Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are retranslated to the functional currency at the exchange rate at the date that the fair value was determined. Non-monetary items in a foreign currency that are measured in terms of historical cost are translated using the exchange rate at the date of the transaction. Foreign currency differences arising on retranslation are recognised in profit or loss.

4.2 Financial instruments

Non-derivative financial assets

The Company initially recognises loans and receivables and deposits on the date that they are originated. All other financial assets (including assets designated at fair value through profit or loss) are recognised initially on the trade date, which is the date that the Company becomes a party to the contractual provisions of the instrument.

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Company is recognised as a separate asset or liability.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

The Company classifies non-derivative financial assets into loans and receivables category.

Loans and receivables

Loans and receivables are financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, loans and receivables are measured at amortised cost using the effective interest method, less any impairment losses.

Loans and receivables comprise cash and cash equivalents.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank balances.

Non-derivative financial liabilities

The Company initially recognises all financial liabilities on the trade date, which is the date that the Company becomes a party to the contractual provisions of the instrument.

The Company derecognises a financial liability when its contractual obligations are discharged, cancelled or expire.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

The Company classifies non-derivative financial liabilities into the other financial liabilities category. Such financial liabilities are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, these financial liabilities are measured at amortised cost using the effective interest method.

Other financial liabilities comprise other payables.

Share capital

Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognised as a deduction from equity, net of any tax effects.

4.3 Impairment

Non-derivative financial assets

A financial asset not carried at fair value through profit or loss is assessed at the end of each reporting period to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event has a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

Objective evidence that financial assets are impaired can include default or delinquency by a debtor, indications that a debtor or issuer will enter bankruptcy.

Loans and receivables

The Company considers evidence of impairment for receivables at a specific asset level. All individually significant receivables are assessed for specific impairment. All individually significant receivables found not to be specifically impaired are then collectively assessed for any impairment that has been incurred but not yet identified. Receivables that are not individually significant are collectively assessed for impairment by grouping together receivables with similar risk characteristics.

In assessing collective impairment, the Company uses historical trends of the probability of default, timing of recoveries and the amount of loss incurred, adjusted for management's judgement as to whether current economic and credit conditions are such that the actual losses are likely to be greater or less than suggested by historical trends.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows, discounted at the asset's original effective interest rate. Losses are recognised in profit or loss and reflected in an allowance account against loans and receivables. Interest on the impaired asset continues to be recognised. When a subsequent event (e.g. repayment by a debtor) causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

Non-financial assets

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. An impairment loss is recognised if the carrying amount of an asset or its related cash-generating unit (CGU) exceeds its estimated recoverable amount.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGU.

Impairment losses are recognised in profit or loss. Impairment losses recognised in respect of CGUs are allocated to reduce the carrying amounts of the other assets in the CGU (group of CGUs) on a *pro rata* basis.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

4.4 Employee benefits

Defined contribution plan

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contribution into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognised as an employee benefit expense in profit or loss in the periods during which services are rendered by employees.

Short-term benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid under short-term cash bonus or profit-sharing plans if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

4.5 Provisions

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost.

4.6 Tax

Tax expense comprises current and deferred tax. Current tax and deferred tax are recognised in profit or loss except to the extent that it relates to items recognised directly in equity or in other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the period, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised for unused tax losses, tax credits and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which they can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

In determining the amount of current and deferred tax, the Company takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. The Company believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgements about future events. New information may become available that causes the Company to change its judgement regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

4.7 New standards and interpretations not adopted

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 24 July 2013, and have not been applied in preparing these financial statements. None of these are expected to have a significant effect on the financial statements of the Company.

5 Share capital

	2014 Number of shares
Issued and fully paid ordinary shares, with no par value:	
At 24 July 2013 (date of incorporation) and 31 December	1

The holders of ordinary shares of the Company are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. All shares ranked equally with regard to the Company's residual assets.

6 Other payables

	2014 US$
Amounts due to:	
- immediate holding company (non-trade)	29,515
- related company (non-trade)	4,453
Accrued operating expenses	24,358
	58,326

Non-trade amounts due to immediate holding company and related company are unsecured, interest-free and repayable on demand.

The Company's exposure to currency and liquidity risks related to other payables is disclosed in note 10.

7 Tax expense

	Period from 24/7/2013 (date of incorporation) to 31/12/2014 US$
Reconciliation of effective tax rate	
Loss before tax	(55,017)
Tax using the Singapore tax rate at 17%	(9,353)
Expenses not deductible for tax purposes	9,353
	–

8 Loss for the period

The following item has been included in arriving at loss for the period:

	Period from 24/7/2013 (date of incorporation) to 31/12/2014 US$
Staff costs	46,183

9 Related parties

Other than disclosed elsewhere in the financial statements, the transactions with related parties are as follows:

	Period from 24/7/2013 (date of incorporation) to 31/12/2014 US$
Expenses paid on behalf by:	
- related company	4,453
- immediate holding company	29,515

10 Financial instruments

Overview

The Company has exposure to the following risks from its use of financial instruments:

- liquidity risk
- foreign currency risk

This note presents information about the Company's exposure to each of the above risks, the Company's objectives, policies and processes for measuring and managing risk, and the Company's management of capital.

Risk management framework

The Company's activities expose it to market risk (including currency risk), credit risk and liquidity risk. The Company's overall risk management strategy seeks to minimise any adverse effects from the unpredictability of financial markets on the Company's financial performance.

The financial risk management of the Company is handled by the Board of Directors, and these processes and policies are formulated, approved and regularly reviewed by the Board of Directors.

Liquidity risk

The Company adopts prudent liquidity risk management by maintaining cash and the availability of funding from its shareholder.

The following are the expected contractual undiscounted cash flows of financial liabilities, including interest payments and excluding the impact of netting agreements:

		Contractual cash flows (including interest payments)		
	Carrying amount US$	**Total US$**	**Within 1 year US$**	**Within 1 to 5 years US$**
2014				
Non-derivative financial liabilities				
Other payables	58,326	58,326	58,326	–

Foreign currency risk

The Company incurs foreign currency risk on sales and purchases that are denominated in currencies other than United States Dollars. The currency giving rise to this risk is primarily Singapore dollar.

The Company's exposures to foreign currency are as follows:

	2014 Singapore Dollar US$
Other payables	5,258

Sensitivity analysis

A 5% strengthening of United States Dollar against the following currencies at the reporting date would increase profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant.

	2014 Profit US$
Singapore dollar	263

A 5% weakening of United States Dollar against the above currencies would have had the equal but opposite effect on the above currencies to the amounts shown above, on the basis that all other variables remain constant.

Capital management

The Company's objectives when managing capital are to ensure that the Company is adequately capitalised and to maintain an optimal capital structure by issuing or redeeming additional equity and debt instruments when necessary.

There were no changes in the Company's approach to capital management during the period.

The Company is not subject to externally imposed capital requirements.

11 Comparative information

No comparative figures are provided as this is the first set of financial statements provided for the Company since the date of its incorporation.

MEINHARDT

The Landmark Project, Yangon

Final Draft Traffic Impact Assessment

9th October 2015

Submitted to:

Prime Estate Developments Limited.
PO Box 957, Offshore Incoporations Centre,
Road Town, Tortola,
British Virgin Island

MEINHARDT

Date	Revision	Prepared By	Checked By	Approved By
06/10/15				....
09/10/15	2			
		KNT	KNT	KRL

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1.0 INTRODUCTION

Meinhardt (Thailand) Limited is appointed by Meeyahta International Hotel Ltd to undertake the traffic impact assessment (TIA) study for the proposed Landmark Project, Yangon. The Project is required to submit an Environmental Impact Assessment (EIA) and this report provides the TIA study for submission with the EIA to the Authorities.

This TIA is prepared based on a new design for Landmark Project, which includes minor amendments from a previous scheme granted planning permission by HIC in November 2014. This TIA builds on and updates the principles as previously agreed during discussions with YCDC Engineering Department Roads & Bridges

There is not an official guideline regarding the TIA study in Myanmar, so the study scope has been established based on the available TIA guidelines in other countries such as Singapore, UK and Thailand. The following chapters of this report include:

- **Existing Situation** - review of the existing traffic, pedestrian and public transport conditions in the vicinity of the Project site;
- **Development Proposals** - highlighting the key proposals for access, circulation, parking, and servicing within the Project;
- **Traffic and Parking Generation** - calculation of daily and hourly traffic demand and estimated parking accumulation;
- **Traffic Impact and Mitigation** - capacity analysis of the road network or junction and proposed improvement to the traffic, pedestrian and public transport networks;
- **Summary**

2.0 EXISTING SITUATION

2.1 SITE LOCATION

The Landmark project is located in Pabedan Township in the commercial center of Yangon at the corner between Bogyoke Aung San Road and Alan Pya Pagoda Street, near other major destinations such as Bogyoke Aung San Market, Sakura Tower, Sule Shangri-La Hotel (formerly known as Traders). Yangon Central Railway Station is within walkable distance (with convenience), approximately 380m from the site. There are many communities, school, hospital, church, hotel, and retail facilities within the vicinity of the site. The location of the development site is shown in **Figure 2.1**

The existing site comprises the FMI retail and office building and the Grand Mee Ya Hta serviced apartments (the latter has recently been vacated to allow for demolition). The site area also includes the Zaw Gyi Restaurant (also closed) which fronts Bogyoke Aung San Road next to FMI. The remainder of the site is made up of the disused buildings (already demolished) associated with the Myanmar Railways Headquarters and supporting structures for FMI and serviced apartments.

2.2 EXISTING ACCESS

Existing access to the site is from Bogyoke Aung San Road with one entry and exit to serve the FMI building and one entry and exit to serve the Grand Mee Ya Hta apartments. There are other curb cuts and access points that are no longer in operation and were historically used to access the Myanmar Railways Headquarters.

Bogyoke Aung San Road is one way eastbound meaning that there is a cross-over between traffic entering and exiting the FMI or Grand Mee Ya Hta. Access to the proposed development will aim to remove this conflict by proposing left in / left out access at Bogyoke Aung San Road.

Figure 2.2 presents the access routings.



FMI Access Road towards Bogyoke Aung San Road



Grand Mee Ya Hta Access from Bogyoke Aung San Road

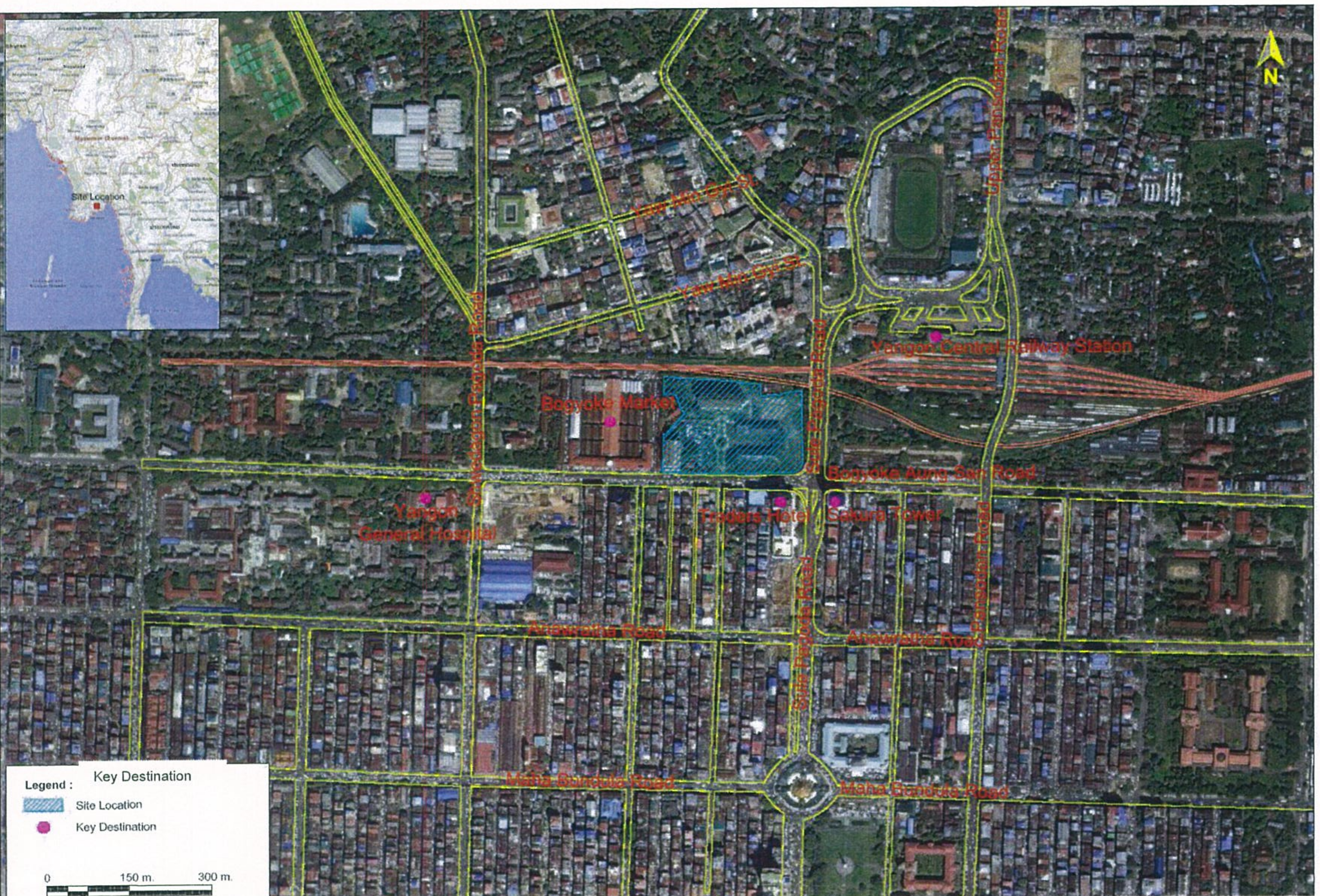


Figure 2.1: Site Location

N
Railway
Railway
Yangon Central Railway Station
Bogyoke Market
Shwedagon Pagoda Road
Alan Pya Pagoda Road
Bogyoke Aung San Road
Bogyoke Aung San Road
Traders Hotel
Sakura Tower
Shwedagon Pagoda Road
Sule Pagoda Road
Pansodan Road
Anawratha Road
Anawratha Road

Legend :
Site Location
Key Destination
Ingress Route
Egress Route

MEINHARDT
Meinhardt (Thailand) Ltd.

PROJECT NAME : LANDMARK YANGON	DRAWN BY : NTP	DESIGNED BY : NTP	
	DATE : FEB 2015	DRAWING SCALE : NTS	
DRAWING TITLE : PROPOSED ACCESS ROUTINGS	PROJECT NO. TMT135	DRAWING NO. SA-04	REVISION -



Figure 2.2: Proposed Access Routings

2.0 EXISTING SITUATION

2.3 EXISTING ROAD CHARACTERISTICS

Figure 2.3 shows the existing road characteristics around the development.

- Bogyoke Aung San Road is a 4-lane primary road with one-way traffic direction. There is a raised median and barrier along the center of the road that starts approximately 100 m. from the west junction and 100 m. from the east. The road runs in west-east direction and connects Shwedagon Pagoda Road in the west to Lower Pazundaung Road in the east. Adjacent to the site there is existing parking within lay-by's used mainly by taxis;
- Alan Pya Pagoda Street is another major road with two way traffic in a north-south direction. The carriageway is three lanes in each direction and connects to Kan Yiek Thar Road to the north and Bogyoke Aung san road to the south. Adjacent to the site there is no street parking;
- Sule Pagoda Road is a three-lane two-way road with raised median. The road runs in north-south direction connects Bogyoke Aung San road to the north and Strand Road to the south. There are service roads alongside the northbound (north part) and southbound (south part) of the road;
- Shwedagon Pagoda Road is a four-lane two-way road with striped median. The road runs in north-south direction and connects U Htaung Bo Road on the north and Strand Road to the south.

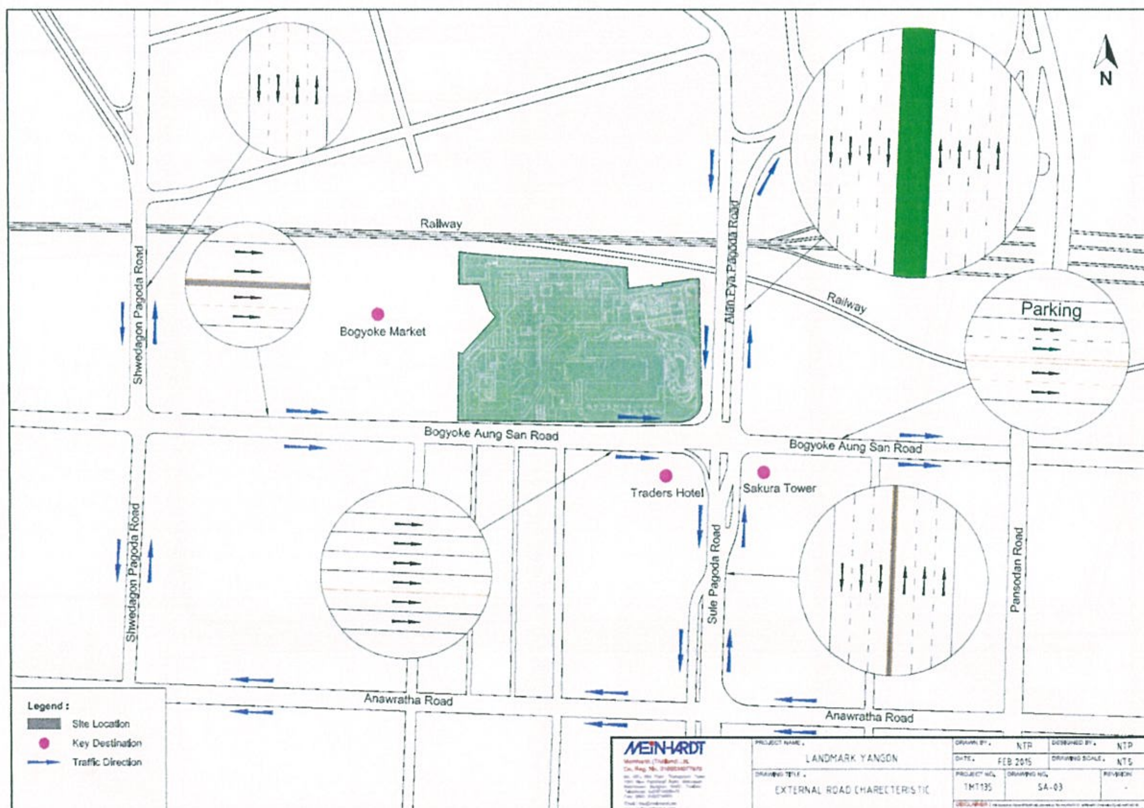


Figure 2.3: External Road Characteristic

2.0 EXISTING SITUATION

2.4 EXISTING TRAFFIC VOLUME

The site is immediately adjacent to the 'Traders Junction' and all traffic whether entering or exiting the Landmark junction will need to pass through this junction. To establish the existing traffic conditions, a video traffic survey was conducted for the weekday peak periods 08:30 - 09:30 and 16:30 - 17:30 on 30th April 2015. The traffic volume and surveyed junction is shown in **Figure 2.4**.

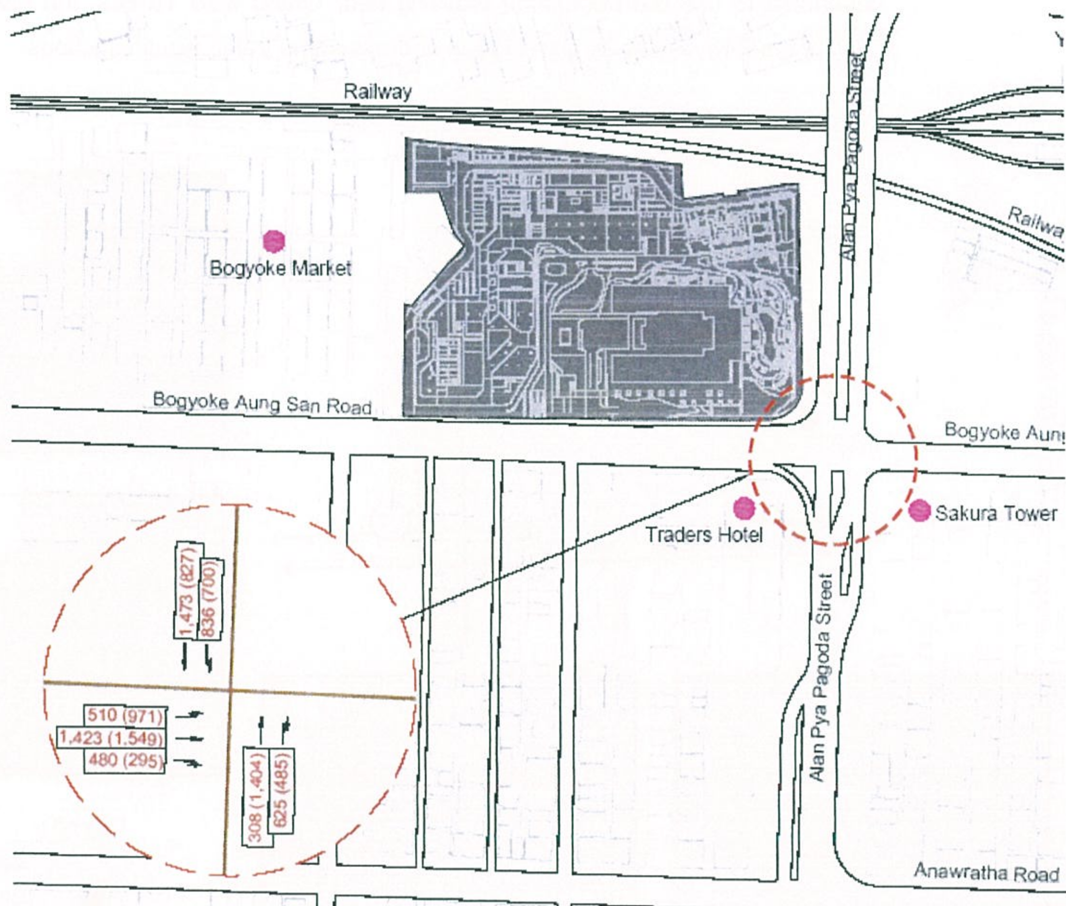


Figure 2.4: Traffic volume at 'Traders Junction'

2.5 PEDESTRIAN MOVEMENTS

There are existing footways surrounding the site on Bogyoke Aung San Road and Alan Pya Pagoda Street. The footway along the boundary of the Myanmar Railways Building is narrower than other footways surrounding it and this will be improved with development of the site.

2.0 EXISTING SITUATION

There is a pedestrian crossing to the west of the existing Grand Mee Ya Hta access. This is an uncontrolled pedestrian crossing with striping. It is regularly used and the development will make improvements to this as currently people are required to step out in front of a lot of traffic. **Figure 2.5** shows the footway and crossing conditions near to the site.

The central barrier on Bogyoke Aung San Road was constructed to prevent pedestrians crossing freely across the street and conflicting with vehicles. Instead pedestrians are channeled to use the pedestrian crossing near Grand Mee Ya Hta, the footbridge to the west of the Bogyoke Aung San Market or cross at the traffic signal junctions.

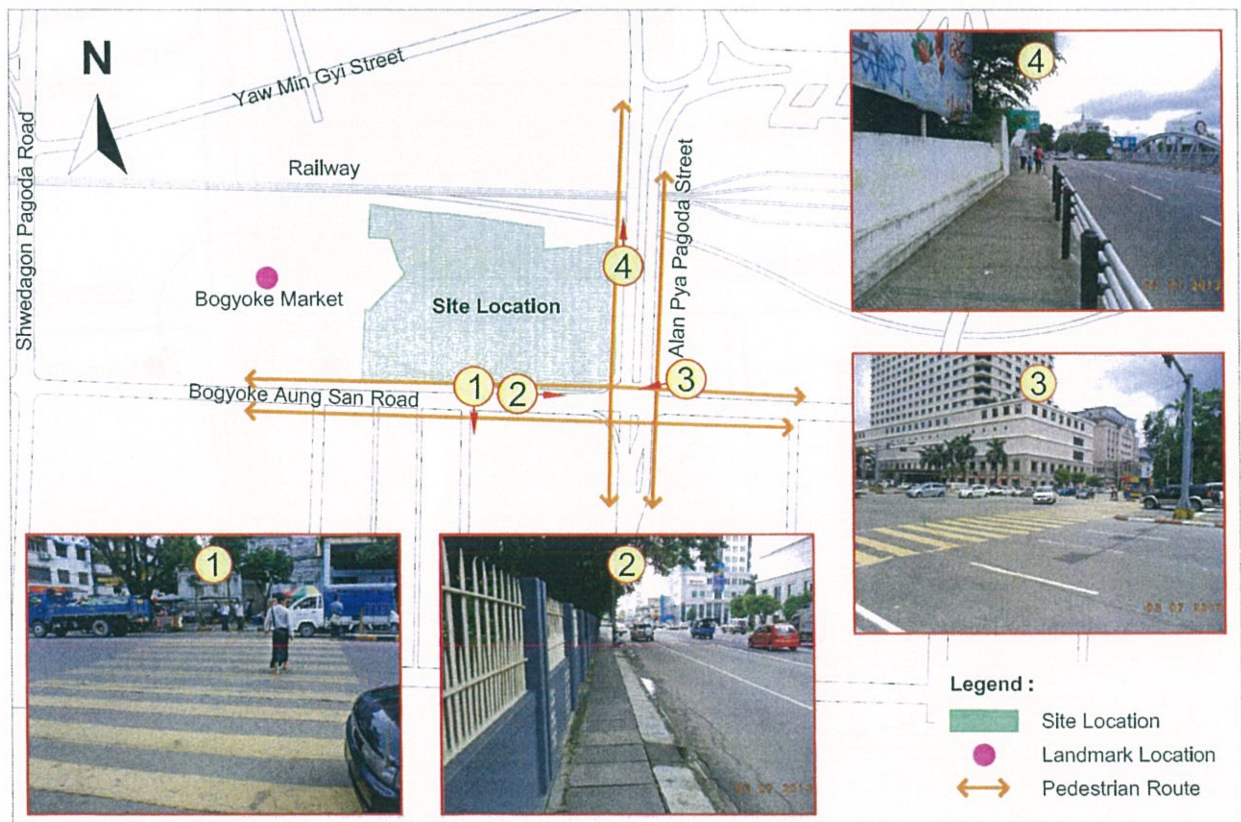


Figure 2.5: Major Pedestrian Routes Surrounding the Site

2.0 EXISTING SITUATION

2.6 PUBLIC TRANSPORT ACCESSIBILTY

In Yangon, the majority of transportation mode is taken by bus, although this is undoubtedly reducing from the relaxation of car import restrictions as a result there will higher car ownership. But it is expected there will be a lot of people still using public transport. The development is conveniently located within walking distance of the public transport network. The York Street bus stop and Yangon Central Railway Station are located on Alan Pya Pagoda Street approximately 532 and 843 m. from the site, respectively. There are also Bogyoke Zay (Scott Market) bus stop on Bogyoke Aung San Road and Sule Bus Stop on Sule Pagoda Road approximately 384 and 373 m. from the site respectively, as shown in **Figure 2.6**. The bus stop on Sule Pagoda Road is a major bus stop with bus routes to / from across the city.

In the future there is expected to be many changes to the public transport network such as improved bus fleet and safer services, renovated rail service, metro system (expected by 2035) and bus priority measures all to maintain the popularity of public transport and reduce the impacts of rapid traffic growth.



Remark: Distances shown based on SPAPM study

Figure 2.6: Public Transport Surrounding Landmark Project

3.0 DEVELOPMENT PROPOSALS

3.1 PROPOSED DEVELOPMENT

The Landmark Project is located in the commercial center of the developing city of Yangon. This mixed use development comprising office, hotel, retail and residential will be a key major mixed use development in the commercial center of a city that is undergoing significant economic growth. The Gross Floor Area (GFA) is approximately 230,000 m^2. The proposed building uses schedule is shown in **Table 3.1**.

Table 3.1 Building Uses Schedule

Land Use		NLA (sqm)	GFA (sqm)	Efficiency
Retail Podium		29,417	45,038	65%
Luxury Hotel	MRB	7,417	14,049	53%
Luxury Residential	Tower 1	32,916	40,458	81%
Business Hotel	Tower 2	30,522	49,217	62%
Office	Tower 3	38,287	42,344	90%
Office	Tower 4	34,074	37,717	90%
Total		172,633	228,823	

Remarks:

- The area estimated based on HIC Plan

3.2 PRINCIPLES OF ACCESS AND CIRCULATION

The Landmark project is a complex mixed use development with access and parking requirements for a variety of building uses. Mixed use developments can reduce the overall demand for travel as people can live, work, shop and play without the need to travel by car. However, a significant amount of trips will be carried out by private vehicle particularly as this will be one of the first high-end mixed use developments in Yangon.

The aim is to achieve good accessibility for all while not dominating the site with road traffic and to enable convenient walking movement within the site.

A summary of the main principles for vehicle access are below:

- Office - main entry and exit from Bogyoke Aung San Road with access to parking also from Alan Pya Pagoda Street. Drop off and pick up from Bogyoke Aung San Road. Sufficient weekday daytime parking to meet estimated demand;
- Retail - entry and exit from Bogyoke Aung San Road with additional access to parking from Alan Pya Pagoda Street. Drop off and pick up access from Bogyoke Aung San Road with secondary drop off and pick up in Basement 1 next to Supermarket. Sufficient parking provided (the peak times for retail are opposite for Office so parking space will be 'shared');
- Tower 2 Business Hotel - entry and exit from Bogyoke Aung San Road with access to parking from Alan Pya Pagoda Street. Drop off and pick up access from Bogyoke Aung San Road. Drop off designed for coaches;

3.0 DEVELOPMENT PROPOSALS

- Tower 2 Serviced Apartments - as above for Business Hotel. Generally it is expected that parking demand will be low as car ownership as the Clientele will be travelling professionals;
- Tower 1 Luxury Residence - entry and exit from Alan Pya Pagoda Street with access to parking also from Bogyoke Aung San Road. Drop off and pick up access from Alan Pya Pagoda Street;
- Myanmar Railway Building Luxury Hotel - exclusive drop off and pick up from Bogyoke Aung san Road with dedicated valet ramp. Parking can be accessed from Bogyoke Aung San Road or Alan Pya Pagoda Street;

All these principles provide the foundation for design of access and circulation for vehicles. In order to maintain the attractiveness of the development for pedestrians and limit vehicles within the ground level of the development then convenient and direct ramps to and from the car park are provided.

3.3 ACCESS LOCATION

Access to the development for vehicles is provided from Bogyoke Aung San Road (in approximate location of existing FMI / Grand Mee Ya Hta access) and Alan Pya Pagoda Street as shown in **Figure 3.1**. The service access road has entry from Bogyoke Aung San Road and exit onto Alan Pya Pagoda Street for service vehicles. The T4 office drop off is accessed from the service road. Between T4 drop-off and Bogyoke Aung San Road the service road is two way (for cars). Beyond T4 drop-off, the service road is one way.

The access points on Bogyoke Aung San Road are left in / left out to avoid crossover of traffic at street level. Within the site, where there is two way traffic circulation along the main internal road then a physical separation will be provided to avoid confusion for drivers.

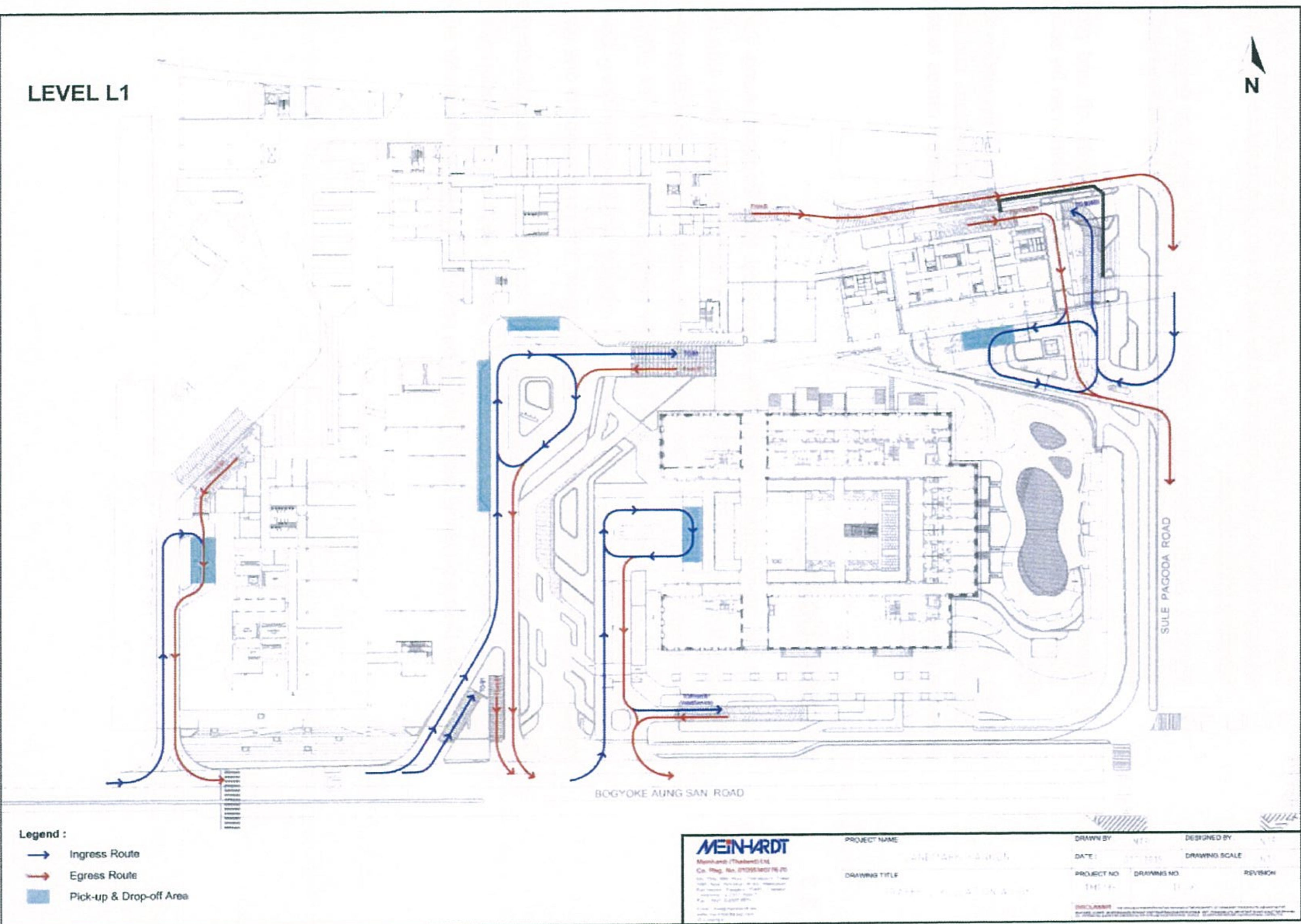


Figure 3.1: Traffic Circulation at GF

3.0 DEVELOPMENT PROPOSALS

3.4 SERVICE AND FIRE ACCESS

Based on the existing distribution of traffic, most traffic will arrive from Bogyoke Aung San Road. So servicing and fire access will provided on Bogyoke Aung San Road with one-way traffic. Provision of this access routing will help to reduce traffic volume and traffic congestion in Bogyoke Aung San Road in front of the site as shown in **Figure 3.1**. The fire truck can also access the front of the development and the landscaping is designed to allow fire truck access to serve each building.

A total of 14 loading bays are provided, 9 for retail, 2 for PYN, 1 and 2 for Towers 1 and 2 respectively with additional of 5 bays for waste (total of 19 bays). The site has been designed to accommodate the maneuvering of a 10-wheel / 10-meter rigid trucks. It is expected that most deliveries will be carried out by small trucks or pick up vehicles. The 5 Star servicing in Basement 1 is for day to day vans / pickup trucks. Larger vehicles will use the main loading areas. The main loading area at the north boundary of the site will be mostly shared between office, retail and hotel to maximize the efficiency of the space.

3.5 SWEPT PATH TESTS

Figures 3.2 – 3.3 illustrate the swept path tests at the critical points of turning in each design vehicles access to The Landmark Project.

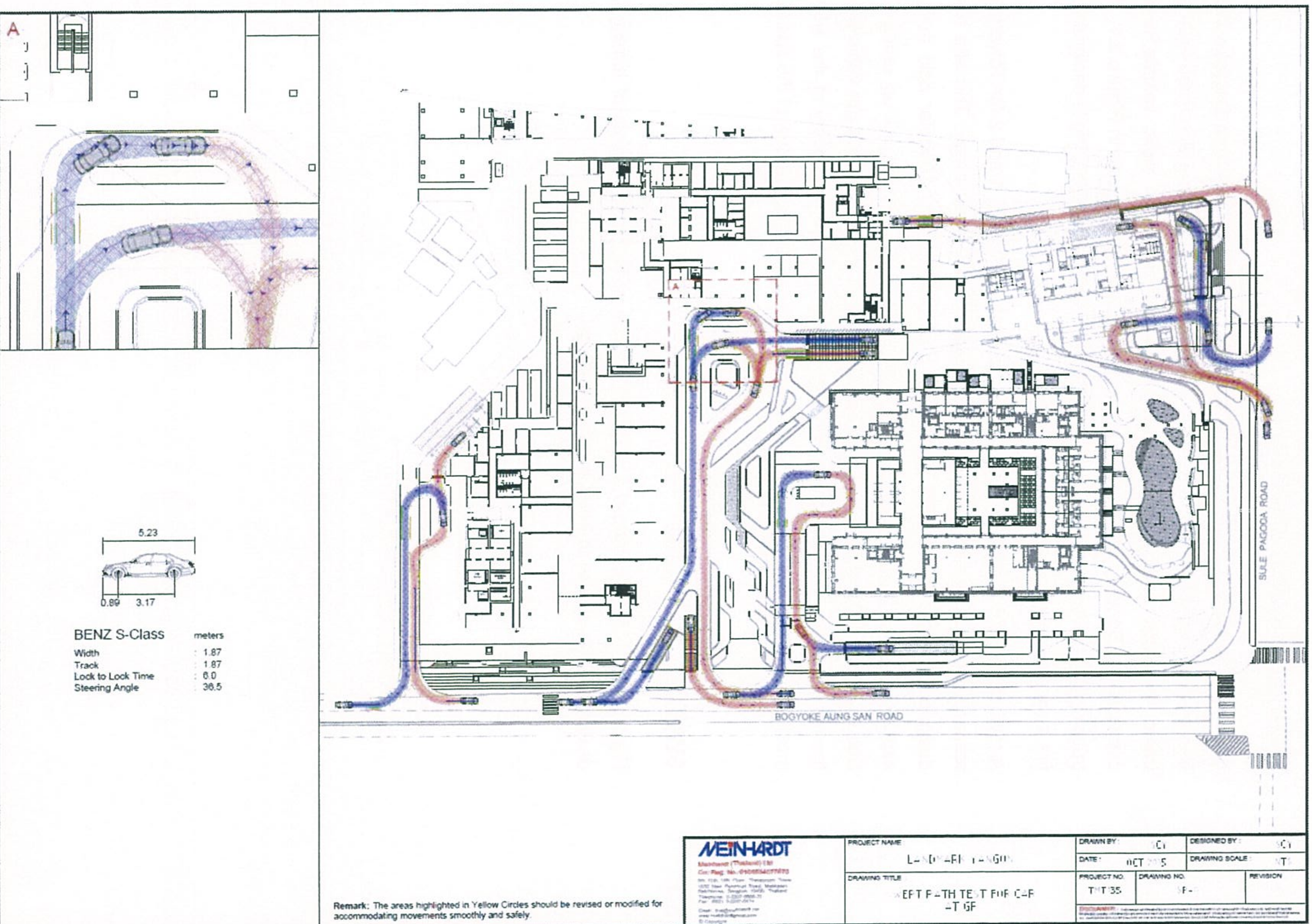


Figure 3.2: Swept Path of a Large Car at GF



A

B

BOGYOKE AUNG SAN ROAD

Volvo B12B

LBM

Remark: The areas highlighted in Yellow Circles should be revised or modified for accommodating movements smoothly and safely

MEINHARDT

PROJECT NAME	DRAWN BY	DESIGNED BY
DRAWING TITLE	DATE	DRAWING SCALE
LEVEL GF	PROJECT NO.	DRAWING NO.	REVISION

Figure 3.3: Coach Swept Path

3.0 DEVELOPMENT PROPOSALS

3.6 CAR PARKING PROVISION

YCDC has adopted the Singapore parking standards with an additional 20% required. **Table 3.2** shows the minimum parking provision required for the LMK Project to meet YCDC standards as agreed during the previous planning process.

Table 3.2: Parking Standards and Requirement based on YCDC Standards

No.	Use Categories		Net Lettable Area (NLA)		Circulation/Service Floor Area (SFA)		Gross Floor Area (GFA)		No. of Units / Keys		No. of car Park	
			(m2)	(ft2)	(m2)	(ft2)	(m2)	(ft2)	Sub-Total	Total	Required	Provided
1	Hotel	PYN	7,417	79,836	6,632	71,386	14,049	151,222	88	368	45	51
		T2 (Hotel)	21,304	229,314	14,821	159,532	36,125	388,846	280		128	143
2	Office	T3	38,287	412,117	4,057	43,669	42,344	455,787	-	-	271	303
		T4	34,074	366,769	3,643	39,213	37,717	405,982	-		203	227
3	Residential	T1	32,916	354,305	7,542	81,181	40,458	435,486	100	190	120	142
		T2 (Serviced Apartments)	9,218	99,222	3,874	41,699	13,092	140,921	90		108	121
4	Retail		29,417	316,642	15,621	168,143	45,038	484,785	-	-	235	263
TOTAL							228,823	2,463,028			1,110	1,250

Remark: Parking spaces required based on HIC plan

3.0 DEVELOPMENT PROPOSALS

Parking spaces are a minimum of 2.44m x 4.88m (YCDC standard dimensions) but mostly 2.5m x 5m except where space permits and these are larger. The traffic generation and accumulated parking is detailed in Section 4 of this report but the peak weekday parking is expected to be 1,157 spaces (1,183 for special event). The development will provide valet parking service for both hotels that will assist to maximize the parking area. The parking provision is tabulated above in **Table 3.2**, the total parking is 1,250 spaces (based on Balmond Studio's issuance dated 31st Aug 2015) which is more than the requirements.

The parking floors layouts are shown in **Figures 3.8 - 3.11**.



Figure 3.8: Ground Floor Layout

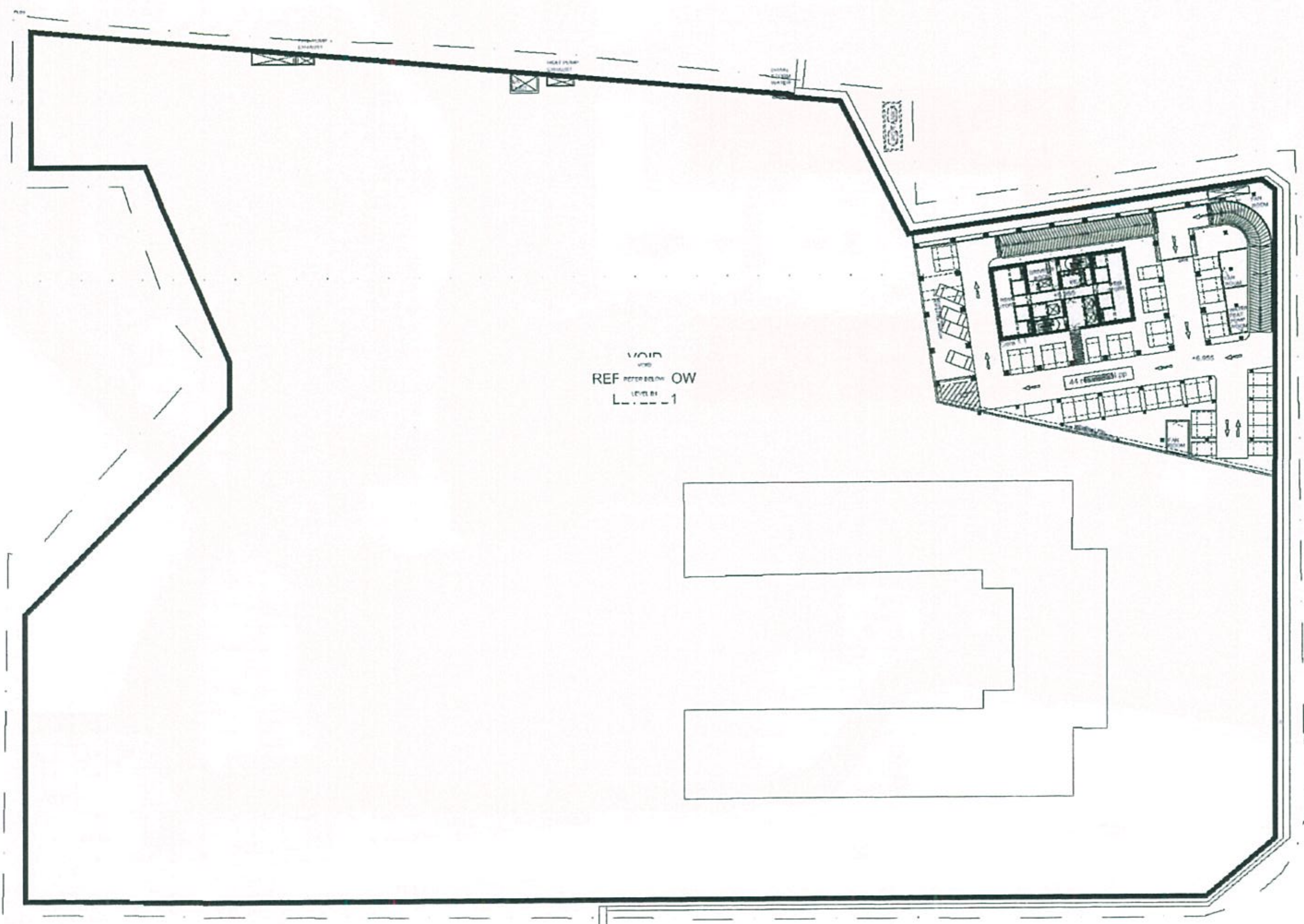


Figure 3.9: Parking and Loading Provision on Basement 0

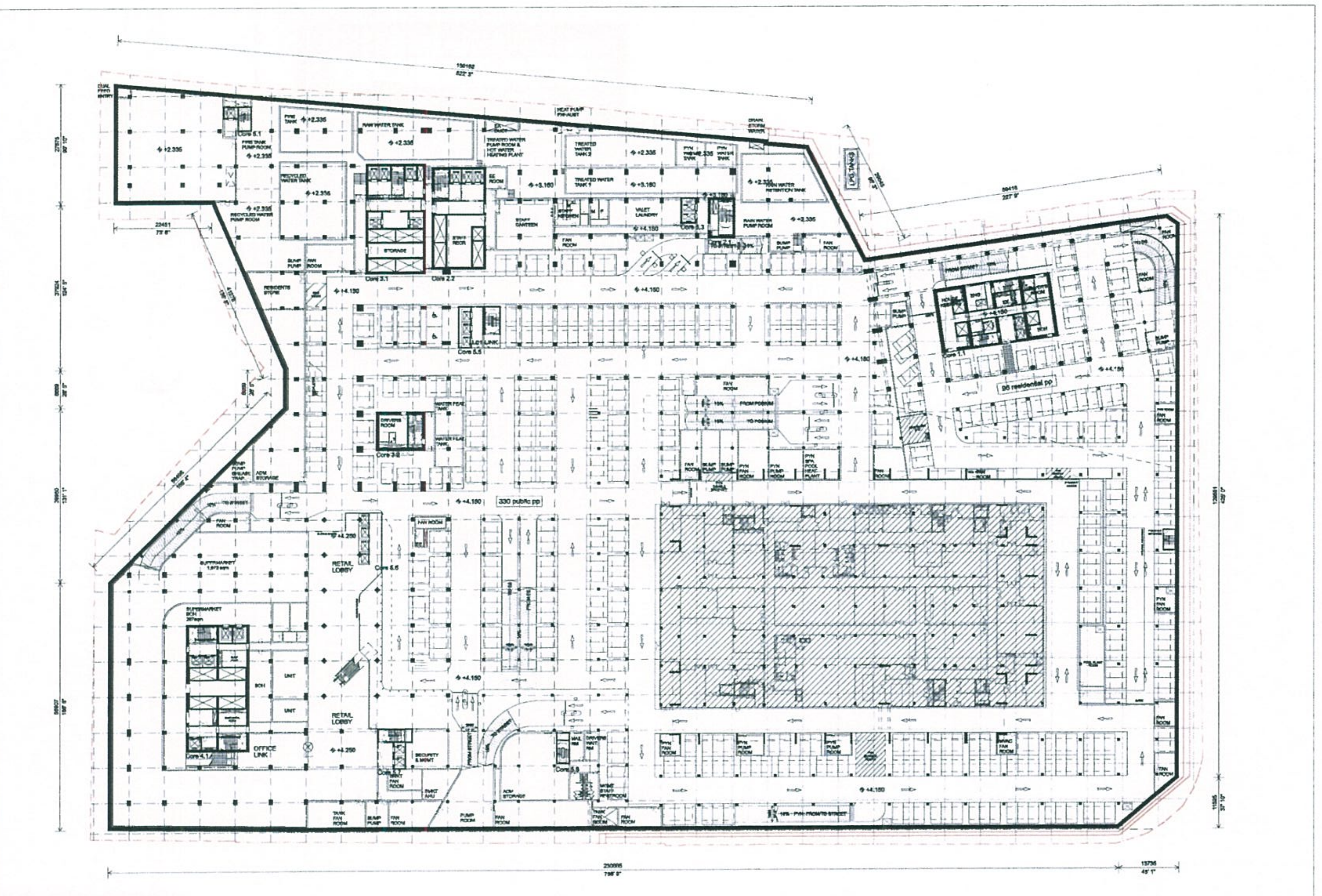


Figure 3.10: Parking and Loading Provision on Basement 1

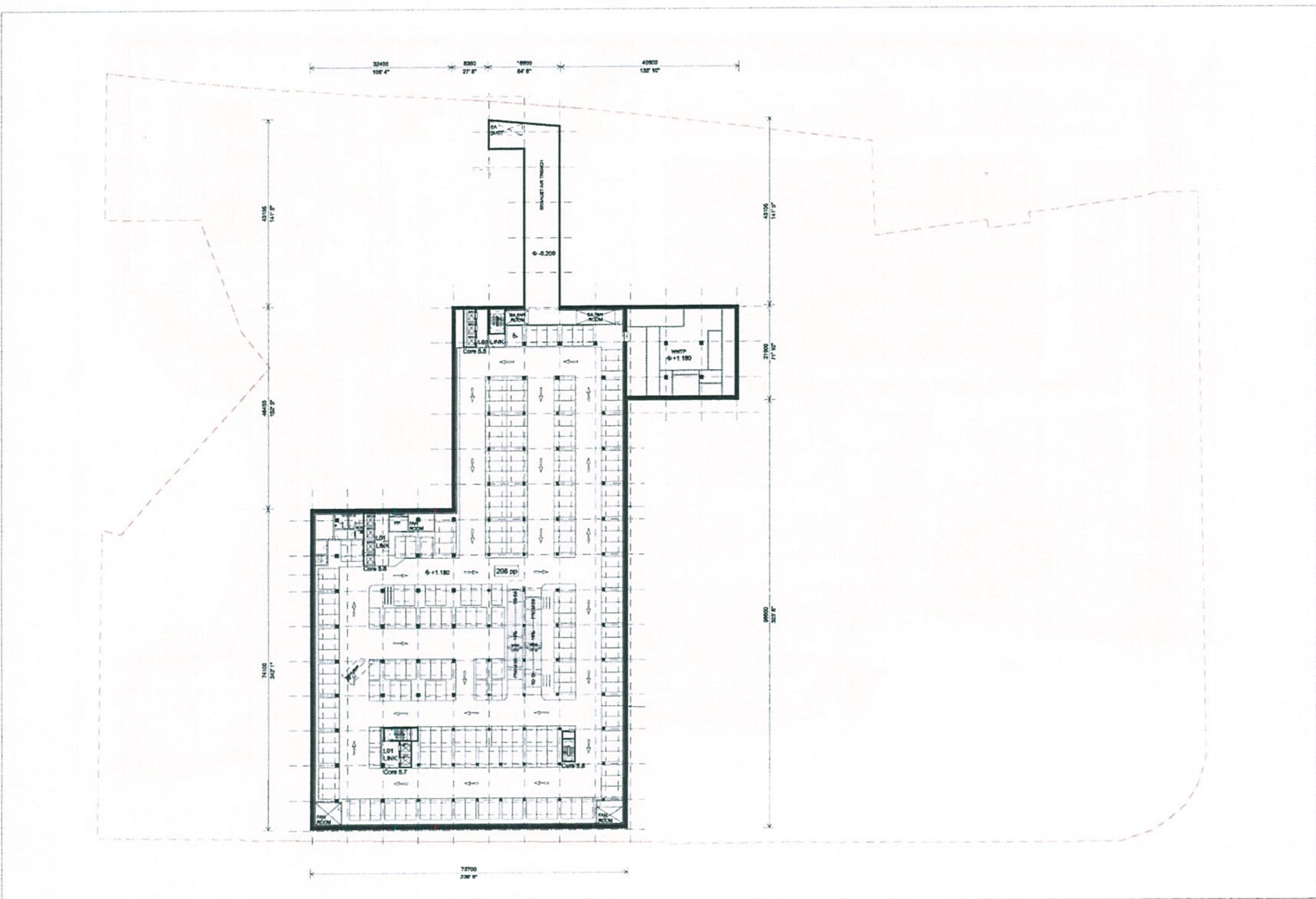


Figure 3.11: Parking and Loading Provision on Basement 2 and Typical Floor

4.0 TRAFFIC AND PARKING GENERATION

4.1 BACKGROUND TRAFFIC IN YANGON

The population of Yangon is estimated to be 6 million (2011 latest available data) with estimated annual growth of 3% per annum[1]. The expected population in 2015 is 6.75 million. However, Myanmar and particularly Yangon will undergo tremendous development in the coming years, and Landmark Project HQ will be one of the first major commercial developments and is likely to instigate further investment in developing Yangon commercial center.

The number of registered motor vehicles in Myanmar is shown in **Table 4.1**. Although accurate data is not available for Yangon after 2008 but this suggested that 60% of Myanmar CARS are registered in Yangon[2].

Table 4.1: Registered Vehicles in Myanmar

Year	Car	Truck	Bus	MC	Other	Total
2007-2008	222,661	57,211	19,291	658,997	74,682	1,032,842
2008-2009	239,895	58,857	19,683	1,612,423	68,102	1,998,960
2009-2010	254,797	61,132	19,807	1,749,083	62,585	2,147,404
2010-2011	279,066	64,888	20,944	1,883,958	59,665	2,308,521

Therefore the estimated number of registered cars in Yangon in 2011 is 167,440. This equates to 28 cars per 1,000 people in Yangon (estimate of 5 cars per 1,000 people in whole of Myanmar). The Government has permitted the import of 300,000 vehicles[3] (mostly cars) in 2012 which has potentially doubled the number of registered vehicles in Myanmar and Yangon. Even if the figure is 56 cars per 1,000 people in Yangon, this is still much lower than most other cities in Asia such as:

- Singapore = 112 cars per 1,000 people
- Jakarta = 203 cars per 1,000 people
- Bangkok = 330 cars per 1,000 people
- Mumbai = 29 cars per 1,000 people

[1] Population estimates of Yangon in 2010/2011 vary between 4 and 6 million people. Source of estimate is: Yangon Circular Railway Development Project' (GraSSP Policy Research Paper E-12-001, March 2012)

[2] Parking Policies in Asian Cities' Appendix 3 (ADB, 2011)

[3] Getting real about Myanmar's development' (Ko Ko Thett, Guest Contributor 5 June 2012) Posted in: Aung San Suu Kyi, Burma, Thein Sein, Trans-Border Issues

4.0 TRAFFIC AND PARKING GENERATION

Yangon currently prohibits motorcycles in the city center and bus travel counts for over 80% of daily trips[4]. However, this is at risk of change if public transport is not maintained or improved and if the pressure from motorcycle demand is too great and they are once again permitted to enter Yangon resulting in a dramatic decrease in the share of public transport trips.

There have long been plans to improve Yangon Circular Railway and implement Bus Rapid Transit or other mass rapid transit system although these are in the early stages and implementation unlikely within the next 5 years before the development opens.

The next twelve months will see the allocation of funding for improved infrastructure to support the growth of Myanmar and in particular Yangon. The Asian Development Bank is currently assisting the Government to review financing for Projects in the future including infrastructure.

4.2 DEVELOPMENT TRAFFIC GENERATION

When calculating the traffic and parking demand for a new development it is best practice to utilize a database of traffic surveys undertaken at similar developments. With the absence of any developments with the same quantum of land use in Yangon plus the rapidly changing travel characteristics and car ownership levels, this assessment utilizes the database for traffic surveys in Thailand with some adjustments made to reflect the differences in Yangon. Based on our experience with other planning Authorities in Asia this would be an acceptable method to calculate the traffic and parking demand. The assumptions and information used in the analysis is summarized below:

- Gross Floor Area applied to the traffic and parking estimates are as shown in **Table 3.1**;
- Trip rate is hourly vehicle rate per 100 sq.m. (for Office and Retail) or hourly rate per unit (for Hotel and Residential);
- Trip Rate is calculated from counted traffic in and out of example sites and divided by occupied units for hotel and residential or divided by GFA (sq.m.) and then multiplied by 100 for office and retail to obtain the number of vehicles;
- For ballroom, trip rate used based on a site reference in Bangkok with similar size and event functions during special events;

[4] Bus trips estimated to be 84% of total daily trips in Yangon. Source: 'Feasibility analysis for the introduction of a bus rapid transit system in Yangon, Myanmar, Journal of the Eastern Asia Society for Transportation Studies, Vol.9,pp.914–929' (Kato, Hironori, Akihiro Inagi, Nozomi Saito, and Phyo Thet Thet Htun, 2011)

4.0 TRAFFIC AND PARKING GENERATION

- Example sites from Bangkok are best available data with the absence of similar existing sites and data in Yangon;
- It is reasonable to assume the overall 30% reduction of retail car trip rates from Bangkok's trip rates due to the lower car ownership in Yangon (even in the future). This method has been explained and accepted by YCDC;
- The study also reduces the trip rates of Office and Hotel (with Special Events) by 30%. The no. of vehicles per capita of Myanmar and Thailand in 2012 presented the car ownerships in Myanmar is only one fifth (or about 23%) of Thailand's, as their no. of vehicles per capita were 47 [5] and 206[6], respectively. The development traffic generated in Bangkok may probably be much higher than the ones actually happened in Yangon. However instead of 70-80% reduction in trip rates (according to vehicles per capita) only 30% reduction was applied to be conservative for providing mitigation plan and transport facilities in the worst case scenario.

To obtain the estimated number of vehicles in and out of the development, the hourly vehicle trip rate is applied to The Landmark Project floor area (divided by 100) or number of units depending on land use.

To estimate the parking demand then the hourly rate per 100 sq.m. for number of parked vehicles at the start of the example survey is obtained and multiplied by The Landmark Project GFA. Then the hourly entry is added and hourly exit subtracted to obtain parking accumulation / demand estimate for each hour of the day (where data exists). The surveys as a minimum cover the time period between 06:00 and 21:00.

For a mixed use development where residential or office is the majority use then the peak traffic and parking demand is on a weekday. Therefore this assessment reviews the worst case, weekday traffic and parking demand. While the retail uses may peak at the weekend, this will be less than the combined peak for all uses during the weekday.

4.3 PEAK PERIOD SUMMARY

Table 4.3 (Weekday) and **Table 4.4** (Weekend) show the hourly traffic and parked vehicles expected at The Landmark Project without a special function in the Ballroom**. Table 4.5** presents the parking demand with special event on weekday at day and night times (worst case scenario). **Figure 4.1** and **Figure 4.2** show the graphical profiles of parking demand for each land use within the project for weekday and weekend respectively. **Figure 4.3** presents profile of parking demand on weekday during special event.

[5] Rural Road 2013 Towards Sustainable Road Development, Current Situation in Myanmar, Government of the Republic of the Union of Myanmar Ministry of Construction, Public Works, Bangkok, 4 Dec, 2013

[6] Motor vehicles (per 1,000 people), http://web.archive.org/web/20140209114811/http://data.worldbank.org/indicator/IS.VEH.NVEH.P3 The World Bank , Accessed on Oct 2015

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Table 4.3: Traffic and Parking Demand without Special Event (Weekday)

Time	T3 Office				T4 Office				Retail				T2 Hotel				PYN Luxury Hotel				T2 Serviced Apartment				T1 Residential				Summary			
	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park*	In	Out	In+Ou	Park
Initial				35				31				50				10				11				175				135				412
06:00-06:59	29	4	33	61	26	4	29	53	13	9	22	54	5	3	8	12	6	3	8	14	29	63	92	141	9	20	29	135	116	105	221	470
07:00-07:59	70	5	75	126	62	4	67	112	16	13	29	57	8	5	13	15	8	6	14	17	45	76	121	110	14	24	38	135	224	133	356	571
08:00-08:59	113	9	123	230	101	8	109	204	28	18	46	67	10	6	16	18	11	7	18	20	27	74	101	63	8	23	31	135	298	145	443	738
09:00-09:59	83	27	109	286	74	24	98	254	56	29	85	94	10	7	17	21	11	8	18	23	40	36	76	67	13	11	24	135	286	142	428	881
10:00-10:59	42	32	74	296	38	29	67	263	118	53	171	160	6	6	11	21	6	6	13	23	24	30	54	61	8	9	17	135	242	164	406	959
11:00-11:59	42	32	74	306	37	29	66	272	156	90	246	225	6	4	11	23	7	5	12	25	31	31	62	61	10	10	20	135	290	201	491	1,047
12:00-12:59	43	43	85	306	39	39	77	272	160	119	279	266	5	4	8	25	6	4	10	26	28	36	64	53	9	11	20	135	288	255	543	1,083
13:00-13:59	43	47	90	302	39	42	81	268	155	135	290	286	6	6	12	25	7	6	13	27	45	39	84	59	14	12	26	135	309	287	596	1,103
14:00-14:59	48	39	87	311	43	35	78	276	160	153	313	292	8	8	15	25	8	8	17	27	50	39	89	70	16	12	28	135	332	295	627	1,136
15:00-15:59	45	47	92	309	40	42	82	274	157	158	315	291	5	5	10	25	6	6	11	27	61	35	96	96	19	11	30	135	332	304	636	1,157
16:00-16:59	29	64	94	274	27	57	84	243	154	165	319	280	4	7	11	22	4	8	12	24	49	44	93	101	16	14	30	135	283	359	642	1,078
17:00-17:59	22	76	97	220	19	67	86	195	172	161	333	291	9	9	18	22	10	10	20	24	61	35	96	127	19	11	30	135	312	369	680	1,013
18:00-18:59	14	64	78	170	12	57	69	150	188	169	357	311	12	10	22	24	13	11	24	26	65	43	108	149	21	13	34	135	325	365	691	965
19:00-19:59	6	45	51	132	6	40	46	116	151	177	328	284	8	9	18	23	9	10	19	26	60	35	95	174	19	11	30	135	259	327	586	890
20:00-20:59	6	41	46	97	5	36	41	84	93	179	272	198	6	8	14	22	7	8	15	24	31	7	38	198	10	2	12	135	158	281	439	758
Sum	635	573	1,208	3,460	566	512	1,078	3,067	1,776	1,628	3,404	3,205	107	95	202	335	118	105	223	364	646	623	1,269	1,705	205	194	399	2,160	4,053	3,731	7,784	14,261
Max	113	76	123	311	101	67	109	276	188	179	357	311	12	10	22	25	13	11	24	27	65	76	121	198	21	24	38	135	332	369	691	1,157

Table 4.4: Traffic and Parking Demand without Special Event (Weekend)

Time	T3 Office				T4 Office				Retail				T2 Hotel				PYN Luxury Hotel				T2 Serviced Apartment				T1 Residential				Summary			
	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park*	In	Out	In+Ou	Park
Initial				18				16				57				10				11				175				135				404
06:00-06:59	2	5	7	15	2	4	6	13	8	5	13	61	5	3	8	12	6	3	8	14	29	63	92	141	9	20	29	135	61	103	164	373
07:00-07:59	12	5	17	22	11	4	15	20	15	11	27	65	8	5	13	15	8	6	14	17	45	76	121	110	14	24	38	135	113	131	244	366
08:00-08:59	18	10	27	29	16	9	25	27	37	20	57	83	10	6	16	18	11	7	18	20	27	74	101	63	8	23	31	135	126	149	275	358
09:00-09:59	22	13	34	39	20	11	31	35	74	34	108	122	10	7	17	21	11	8	18	23	40	36	76	67	13	11	24	135	188	120	308	424
10:00-10:59	20	15	35	44	18	13	32	40	139	62	201	200	6	6	11	21	6	6	13	23	24	30	54	61	8	9	17	135	222	141	362	506
11:00-11:59	13	16	29	41	11	14	25	37	174	97	271	276	6	4	11	23	7	5	12	25	31	31	62	61	10	10	20	135	252	178	429	580
12:00-12:59	11	15	25	36	10	13	23	34	193	130	322	339	5	4	8	25	6	4	10	26	28	36	64	53	9	11	20	135	260	212	473	631
13:00-13:59	12	17	29	32	11	15	25	30	178	146	323	371	6	6	12	25	7	6	13	27	45	39	84	59	14	12	26	135	273	240	513	661
14:00-14:59	11	8	20	34	10	8	18	32	174	167	340	378	8	8	15	25	8	8	17	27	50	39	89	70	16	12	28	135	277	250	527	684
15:00-15:59	11	18	29	27	10	16	26	25	166	177	343	367	5	5	10	25	6	6	11	27	61	35	96	96	19	11	30	135	277	268	545	685
16:00-16:59	13	20	33	20	11	18	29	19	158	182	340	343	4	7	11	22	4	8	12	24	49	44	93	101	16	14	30	135	255	293	547	646
17:00-17:59	5	11	15	14	4	9	13	14	168	172	340	339	9	9	18	22	10	10	20	24	61	35	96	127	19	11	30	135	276	257	533	657
18:00-18:59	14	11	25	17	13	11	23	16	171	180	351	330	12	10	22	24	13	11	24	26	65	43	108	149	21	13	34	135	309	278	587	680
19:00-19:59	16	9	25	24	14	8	22	22	137	176	312	291	8	9	18	23	9	10	19	26	60	35	95	174	19	11	30	135	263	258	521	677
20:00-20:59	17	10	27	31	15	9	24	27	85	183	267	193	6	8	14	22	7	8	15	24	31	7	38	198	10	2	12	135	171	227	397	612
Sum	195	182	377	441	174	162	337	406	1,875	1,740	3,616	3,812	107	95	202	335	118	105	223	364	646	623	1,269	1,705	205	194	399	2,160	3,321	3,102	6,423	8,943
Max	22	20	35	44	20	18	32	40	193	183	351	378	12	10	22	25	13	11	24	27	65	76	121	198	21	24	38	135	309	293	587	685

Table 4.5: Traffic and Parking Demand with Special Event at Day and Night (Weekday)

Time	T3 Office				T4 Office				Retail				T2 Hotel				PYN Luxury Hotel				T2 Serviced Apartment				T1 Residential				Summary			
	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park*	In	Out	In+Ou	Park
Initial				35				31				50				10				11				175				135				412
06:00-06:59	29	4	33	61	26	4	29	53	13	9	22	54	5	3	8	12	6	3	8	14	29	63	92	141	9	20	29	135	116	105	221	470
07:00-07:59	70	5	75	126	62	4	67	112	16	13	29	57	8	5	13	15	8	6	14	17	45	76	121	110	14	24	38	135	224	133	356	571
08:00-08:59	113	9	123	230	101	8	109	204	28	18	46	67	10	6	16	18	11	7	18	20	27	74	101	63	8	23	31	135	298	145	443	738
09:00-09:59	83	27	109	286	74	24	98	254	56	29	85	94	18	15	32	21	11	8	18	23	40	36	76	67	13	11	24	135	294	149	443	881
10:00-10:59	42	32	74	296	38	29	67	263	118	53	171	160	122	13	135	130	6	6	13	23	24	30	54	61	8	9	17	135	358	172	530	1,068
11:00-11:59	42	32	74	306	37	29	66	272	156	90	246	225	72	43	115	159	7	5	12	25	31	31	62	61	10	10	20	135	355	240	595	1,183
12:00-12:59	43	43	85	306	39	39	77	272	160	119	279	266	36	100	136	94	6	4	10	26	28	36	64	53	9	11	20	135	319	352	671	1,153
13:00-13:59	43	47	90	302	39	42	81	268	155	135	290	286	14	60	74	49	7	6	13	27	45	39	84	59	14	12	26	135	317	341	658	1,126
14:00-14:59	48	39	87	311	43	35	78	276	160	153	313	292	8	27	35	29	8	8	17	27	50	39	89	70	16	12	28	135	332	314	646	1,140
15:00-15:59	45	47	92	309	40	42	82	274	157	158	315	291	5	5	10	29	6	6	11	27	61	35	96	96	19	11	30	135	332	304	636	1,160
16:00-16:59	29	64	94	274	27	57	84	243	154	165	319	280	4	7	11	26	4	8	12	24	49	44	93	101	16	14	30	135	283	359	642	1,082
17:00-17:59	22	76	97	220	19	67	86	195	172	161	333	291	24	24	49	26	10	10	20	24	61	35	96	127	19	11	30	135	327	384	711	1,017
18:00-18:59	14	64	78	170	12	57	69	150	188	169	357	311	239	25	264	240	13	11	24	26	65	43	108	149	21	13	34	135	553	381	933	1,181
19:00-19:59	6	45	51	132	6	40	46	116	151	177	328	284	137	85	222	292	9	10	19	26	60	35	95	174	19	11	30	135	388	403	790	1,159
20:00-20:59	6	41	46	97	5	36	41	84	93	179	272	198	67	197	264	162	7	8	15	24	31	7	38	198	10	2	12	135	219	471	689	898
Sum	635	573	1,208	3,460	566	512	1,078	3,067	1,776	1,628	3,404	3,205	768	616	1,383	1,313	118	105	223	364	646	623	1,269	1,705	205	194	399	2,160	4,713	4,251	8,965	15,239
Max	113	76	123	311	101	67	109	276	188	179	357	311	239	197	264	292	13	11	24	27	65	76	121	198	21	24	38	135	553	471	933	1,183

4.0 TRAFFIC AND PARKING GENERATION

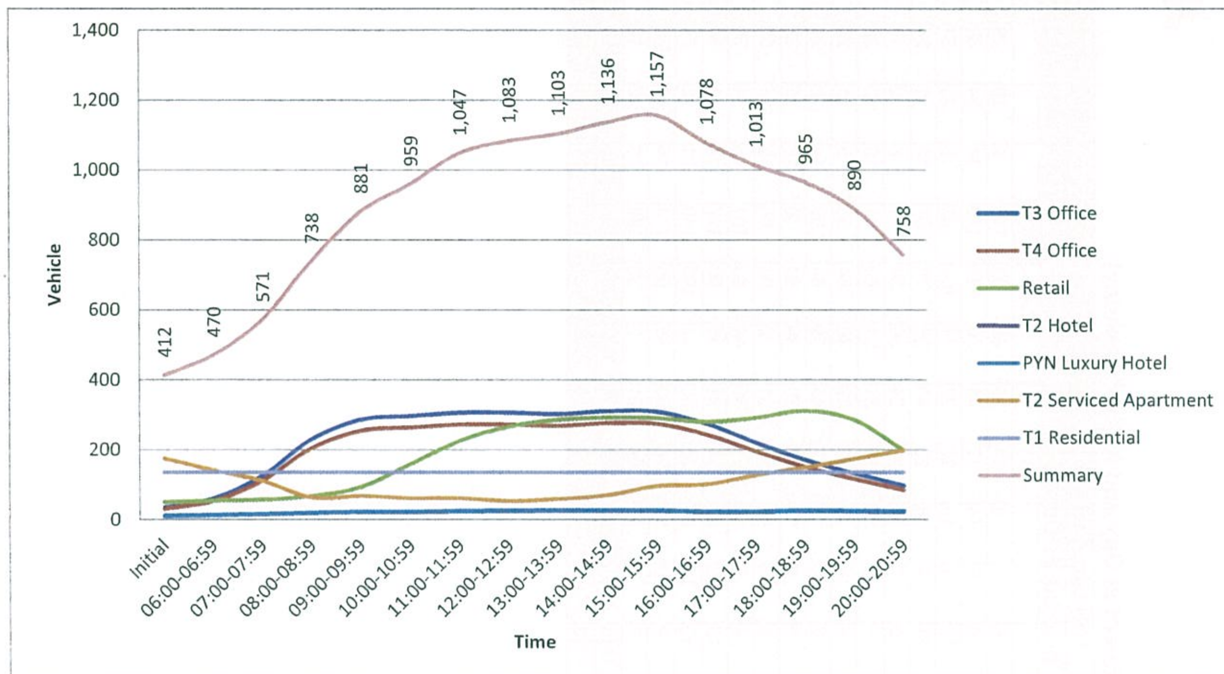


Figure 4.1: Traffic and Parking Demand (Weekday)

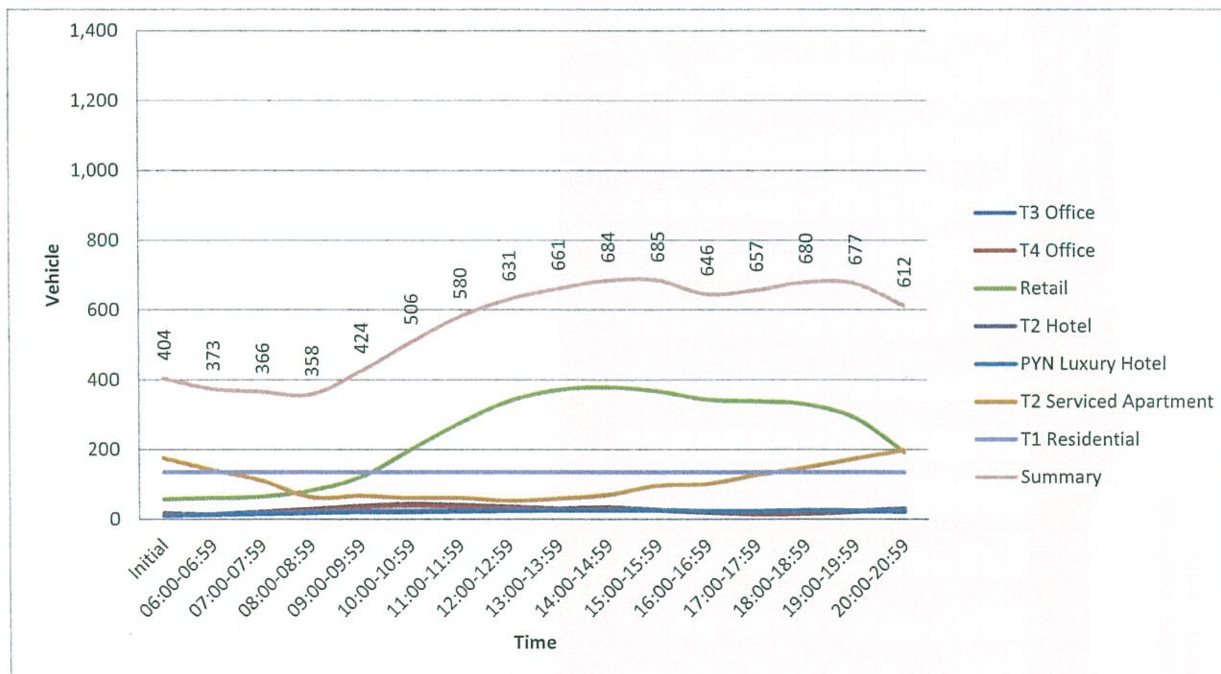


Figure 4.2: Traffic and Parking Demand (Weekend)

4.0 TRAFFIC AND PARKING GENERATION

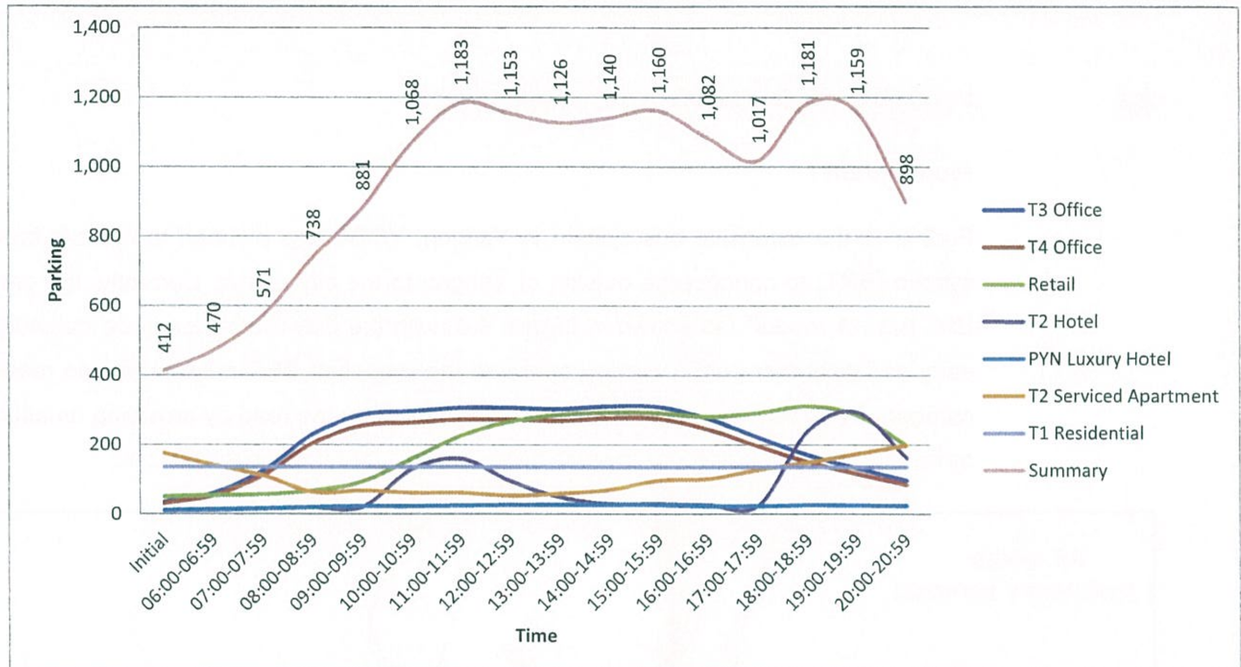


Figure 4.3: Traffic and Parking Demand (Weekend) with Special Event

In summary the peaks are:

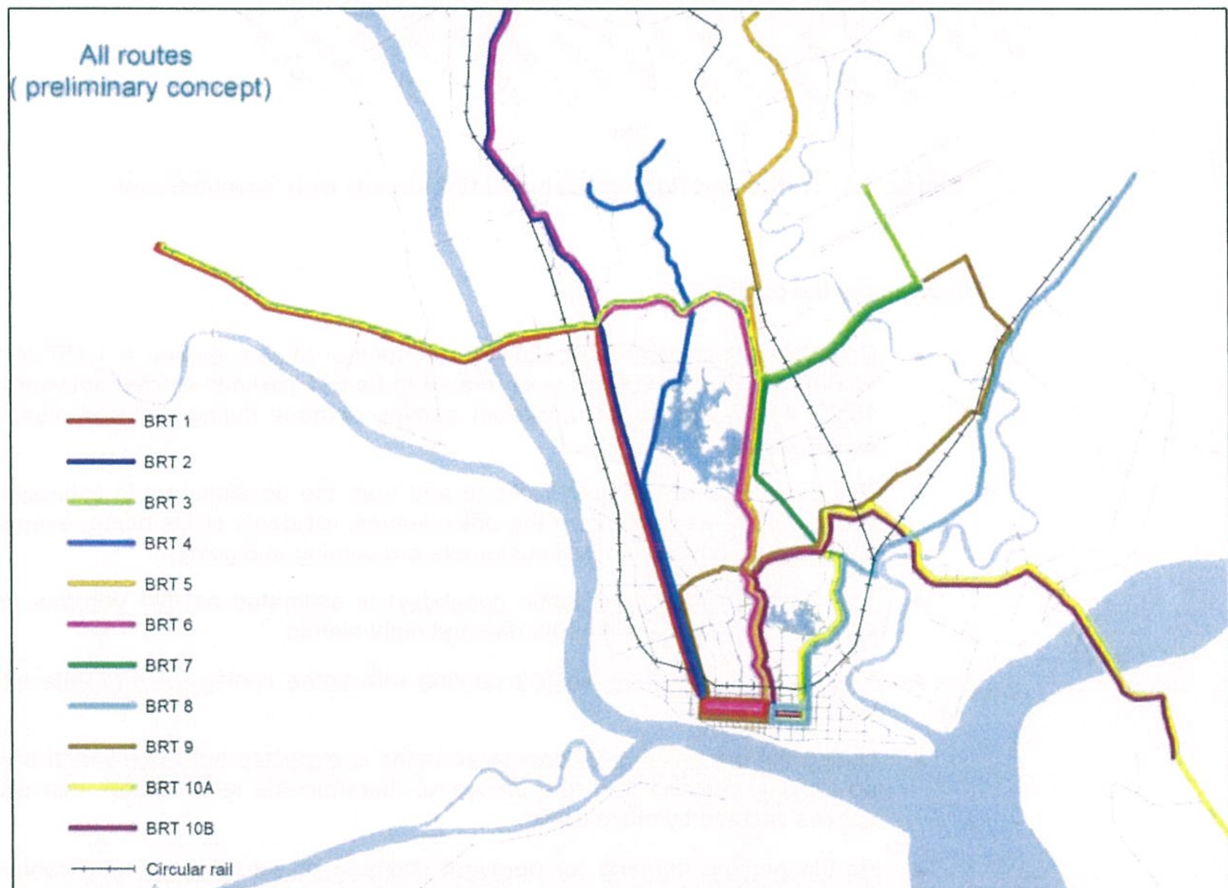
- Completed development weekday peak number of cars parked = 1,157 at 15:00 - 16:00. At the weekend this is estimated to be 684 parked vehicles between 14:00 - 15:00. And 1,183 is the maximum parking demand during day and night special events on weekdays;
- The peak hour of two way traffic to and from the development is estimated to be 16:00 - 18:00 as traffic from the office leaves, residents arrive home, events at the hotel start or finish and retail customers are coming and going;
- The two-way peak hour traffic (weekday) is estimated as 691 vehicles and 933 vehicles on weekday with both day and night events;
- The parking is majority shared parking with some zoning for residents and hotel use;
- During the weekend, additional retail traffic is expected but there would be little or no parking demand from the offices so therefore the retail visitors can utilize the spaces vacated by office traffic;
- As the parking demand for no-event scenario on weekday is significantly higher than weekend (presented in **Tables 4.3** and **4.4** respectively), hence when considering parking demand with special events (e.g. wedding, ballroom, etc.) at Tower 2 Hotel, highlighted in yellow in **Table 4.6**, demand on weekday is considered;
- In summary, the peak parking demand for the development (shown in Table 4.6) is occurred during special events (day and night) in weekday at 1,183 spaces (11.00-12.00) and the peak traffic at 993 vehicles (553 in and 381 out) at 18:00 – 19:00. The parking spaces provided is 1,250 so it is more than the estimated demand.

4.0 TRAFFIC AND PARKING GENERATION

4.4 FUTURE TRANSPORTATION PROJECT

Proposed BRT

Further to the extensive bus system in Yangon, YCDC has planned to operate bus rapid system (BRT) to connect the outskirt of Yangon to the city center. Currently, the proposed BRT has 11 routes[7] (as shown in **Figure 4.4**) with the first two routes in be operational as early as December 2015[8]. Having operated the proposed BRT network should reduce the number of vehicles (including site generated traffics) on the road by providing an alternative mode of public transport and improve the traffic congestion problem after all.



Source: YUTRA Project Team[7]

Figure 4.4: Proposed BRT Routes

7 http://www.greengrowthdialogue.org/sites/greengrowthdialogue.org/files/publication_docs/Transportation_Policy_YCDC.pdf (May 2014)
8 http://www.mmbiztoday.com/articles/bus-rapid-transit-system-set-december-start (Oct 2015)

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

5.1 INTRODUCTION

SIDRA Intersection (Version 6) was used to analyze the capacity and traffic condition of the existing junctions. The key measurement of signalize intersection is Level of Service (LOS), LOS is the letter designation that describes a range of operating conditions. In the SIDRA Intersection software, LOS is determined from delay which is based on the HCM 2000 (Highway Capacity Manual). The LOS is ranged from A to F (A is the best, F is the worst). HCM 2000 is determined LOS indicator by control delay of traffic at intersection as shown in **Table 5.1.**

Table5.1: Level of Service definitions

Level of Service	Control Delay per vehicle in second (d)
A	d < 10
B	10 < d < 20
C	20 < d < 35
D	35 < d < 55
E	55 < d < 80
F	80 < d

Source: *Highway Capacity Manual 2000*

Other key measurement of SIDRA Intersection is degree of saturation (DOS) which describe by following below;

- DOS less than or equal to 0.9 is under capacity, reflecting satisfactory operating conditions;
- DOS of between 0.9 and 1.00 is considered to be at capacity; and
- DOS of greater than 1.0 may be achievable, but it indicates that the junction is operating beyond its design capacity. DOS approaching about 1.2 would indicate overload of the junction, with likelihood of queuing and delays

5.2 EXISTING BASE YEAR ANALYSIS

From existing junction geometry and traffic volume from surveyed, **Figure 5.1** shows the existing base year traffic volume, The Sidra analysis results for assessment hours (08:30 - 09:30 and 16:30 - 17:30) in the existing base year are shown in **Table 5.2**. This is based on observed signal timings during the respective peak hours.

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

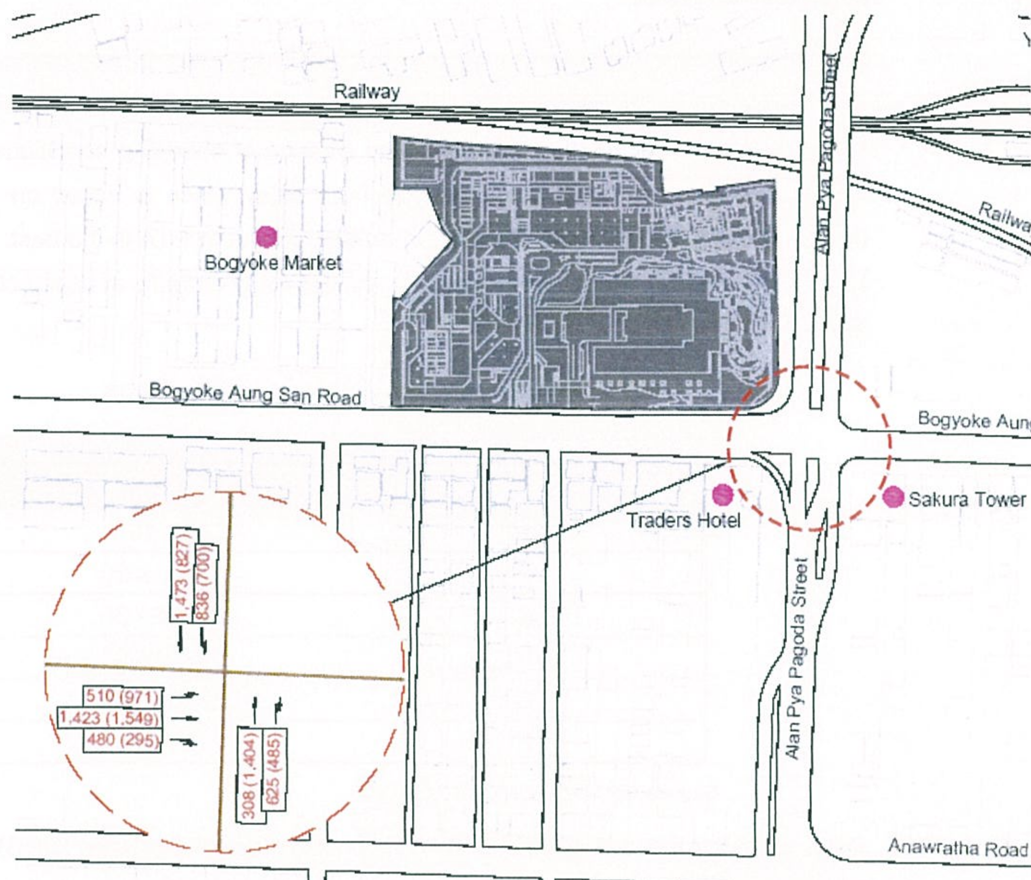


Figure 5.1: Existing Base Year Traffic Volume (surveyed on 30th Apr 2015)

Table 5.2: Existing Base Year Analysis Results

Road	Movement	AM Peak 2015 (08:30 – 09:30)				PM Peak 2015 (16:30 – 17:30)			
		DOS (V/C)	Average Delay (s)	LOS	Queue (m)	DOS (V/C)	Average Delay (s)	LOS	Queue (m)
Sule Pagoda Rd.	Straight	0.168	27.2	LOS C	25.8	0.765	35.8	LOS D	152.9
	Right Turn	0.602	14.6	LOS B	123.3	0.467	13.1	LOS B	78.8
Approach		**0.602**	**18.8**	**LOS B**	**123.3**	**0.765**	**30.0**	**LOS C**	**152.9**
Alan Pya Pagoda St.	Left Turn	0.600	20.3	LOS C	85.3	0.760	33.5	LOS C	86.9
	Straight	0.451	14.1	LOS B	99.6	0.253	12.2	LOS B	48.6
Approach		**0.600**	**16.3**	**LOS B**	**99.6**	**0.760**	**22.0**	**LOS C**	**86.9**
Boyoke Aungsan Rd.	Left Turn	0.762	39.3	LOS D	155.7	0.762	39.3	LOS D	155.7
	Straight	0.772	33.9	LOS C	166.5	0.772	33.9	LOS C	166.5
	Right Turn	0.347	10.9	LOS B	49.2	0.282	7.0	LOS A	19.1
Approach		**0.772**	**33.4**	**LOS C**	**166.5**	**0.772**	**32.9**	**LOS C**	**166.5**
All Vehicles		**0.772**	**24.6**	**LOS C**	**166.5**	**0.772**	**29.4**	**LOS C**	**166.5**

Note : DOS : Degree of saturation
LOS : Level of service

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

As shown in the tables above, the junctions in base scenario (existing year 2015) are generally operating under capacity in term of LOS and DOS, and there is reserve capacity for the traffic flows in the future. Some extended queuing may occur during peak flow periods but delay to vehicles is not excessive most of the time.

5.3 FUTURE BASE YEAR ANALYSIS

According to project development plan, project development will be open in 2019 which is four years from 2015 (analyzed existing year as per survey). In the absence of any formal advice on traffic growth for future years, the traffic volume for 2019 has been calculated by applying an estimated annual growth factor using the data from **Table 4.1**. Therefore, the traffic growth used is 10% based on the existing trends. **Figure 5.2** presents the future base year traffic volume.

The Sidra analysis results for assessment hours (08:30 - 09:30 and 16:30 - 17:30) in the future base year 2019 without development as shown in **Table 5.3**.

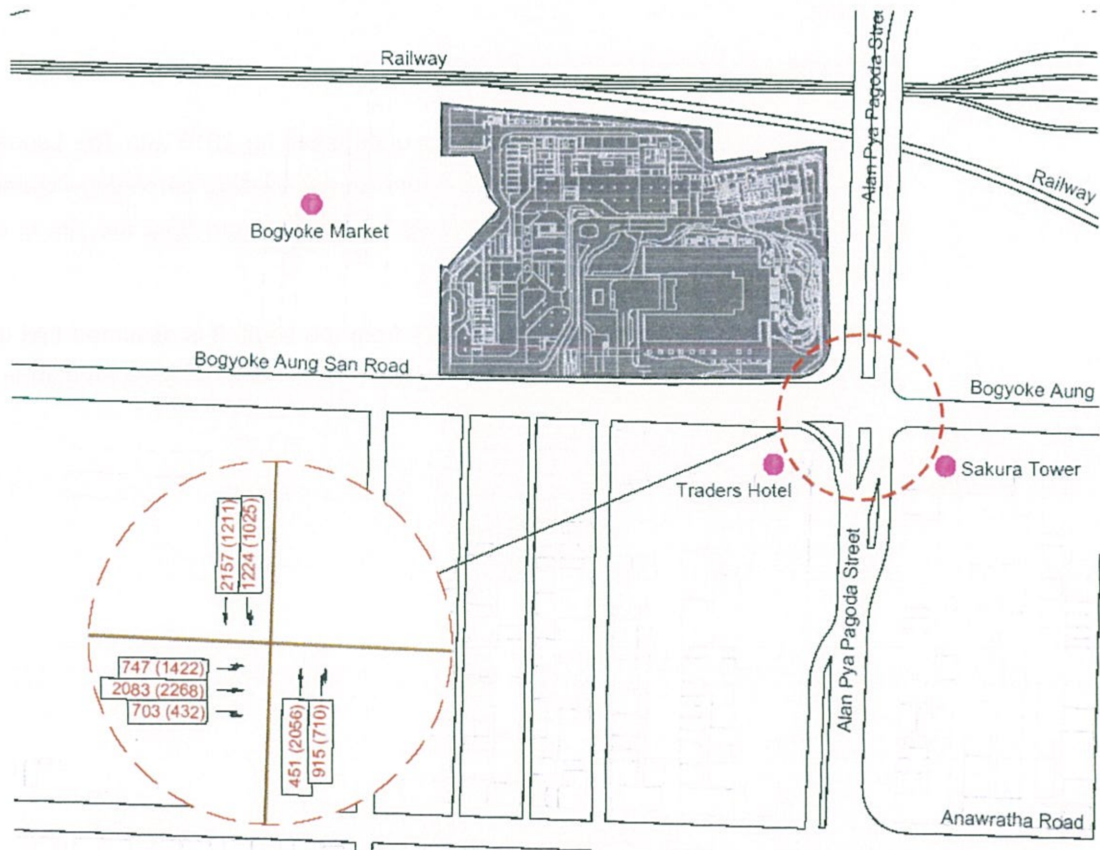


Figure 5.2: Future Base Year Traffic Volume

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

Table 5.3: Future Base Year Traffic Analysis Results

Road	Movement	AM Peak 2018 (08:30 – 09:30)				PM Peak 2018 (16:30 – 17:30)			
		DOS (V/C)	Average Delay (s)	LOS	Queue (m)	DOS (V/C)	Average Delay (s)	LOS	Queue (m)
Sule Pagoda Rd.	Straight	0.246	28.0	LOS C	38.9	1.166	213.4	LOS F	608.0
	Right Turn	1.307	321.2	LOS F	947.4	1.026	88.4	LOS F	378.8
Approach		**1.307**	**224.4**	**LOS F**	**947.4**	**1.166**	**181.3**	**LOS F**	**608.0**
Alan Pya Pagoda St.	Left Turn	0.949	56.4	LOS E	228.5	1.160	194.8	LOS F	360.0
	Straight	0.660	16.7	LOS B	173.2	0.370	13.3	LOS B	77.2
Approach		**0.949**	**31.1**	**LOS C**	**228.5**	**1.160**	**96.5**	**LOS F**	**360.0**
Boyoke Aungsan Rd.	Left Turn	0.586	35.4	LOS D	107.4	1.246	291.4	LOS F	713.3
	Straight	1.086	146.5	LOS F	509.5	1.167	213.3	LOS F	670.4
	Right Turn	0.930	65.1	LOS E	291.7	0.472	10.4	LOS B	81.5
Approach		**1.086**	**106.8**	**LOS F**	**509.5**	**1.246**	**219.0**	**LOS F**	**713.3**
All Vehicles		1.307	95.3	LOS F	947.4	1.246	177.5	LOS F	713.3

As shown in the above table, the junction will begin to experience more significant delay and queuing.

5.4 FUTURE YEAR WITH DEVELOPMENT

Analysis of the Traders Junction has been undertaken for 2019 with The Landmark Project. The development traffic distribution is based on the existing percentage distribution at the junction. This is shown in **Figure 5.3**. And traffic generated from the site in opening year (with special event) is shown in **Figure 5.4**.

Even though the traffic is shown to access from the south it is assumed that this traffic will also enter from north or west (only passing through the junction once on entering).

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION



Figure 5.3: Distribution of Traffic at Traders Junction

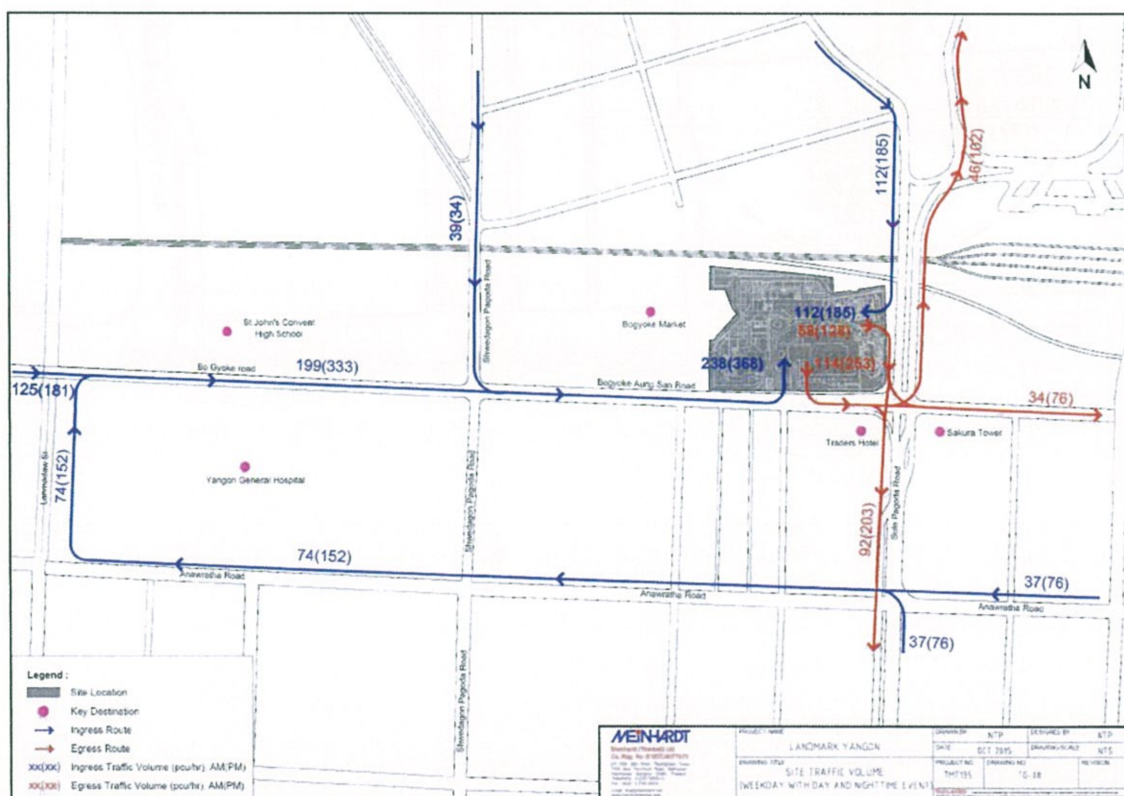


Figure 5.4: Development Traffic Volume

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

In the opening year, the total combined traffic from future base traffic with development traffic is shown in **Figure 5.5**.

Table 5.4 shows the 2019 with development SIDRA junction capacity results based on 10% annual traffic growth from 2015 to 2019 (4 years).

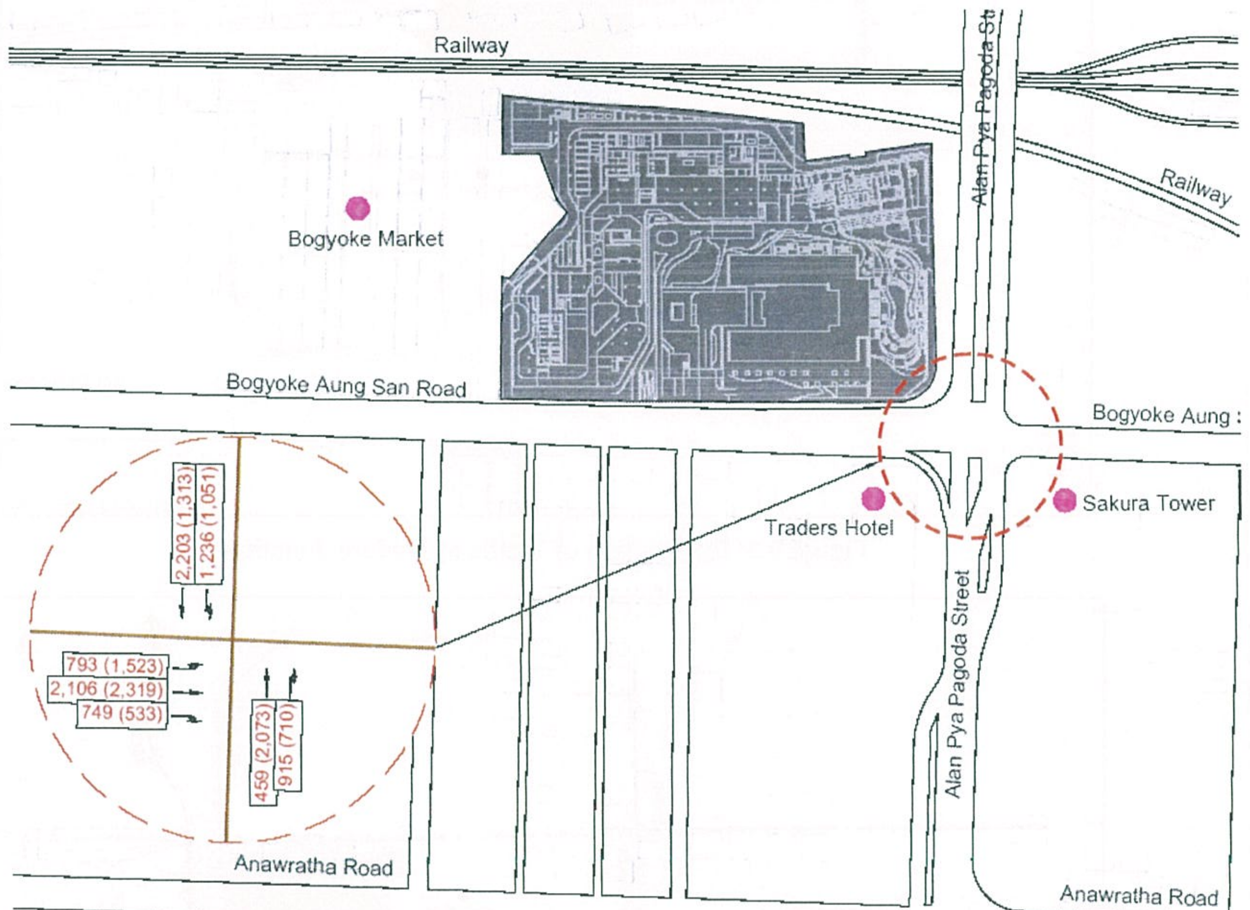


Figure 5.5: Combined Future Base with Development Traffic

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

Table 5.4: Future Base Year with Development Traffic Analysis Results

Road	Movement	AM Peak 2018 (08:30 – 09:30)				PM Peak 2018 (16:30 – 17:30)			
		DOS (V/C)	Average Delay (s)	LOS	Queue (m)	DOS (V/C)	Average Delay (s)	LOS	Queue (m)
Sule Pagoda Rd.	Straight	0.250	28.0	LOS C	39.5	1.160	207.9	LOS F	597.5
	Right Turn	3.090	1,929.7	LOS F	2,011.7	1.035	84.1	LOS F	345.5
Approach		**3.090**	**1,295.3**	**LOS F**	**2,011.7**	**1.160**	**176.3**	**LOS F**	**597.5**
Alan Pya Pagoda St.	Left Turn	0.960	61.3	LOS E	240.2	1.189	220.1	LOS F	398.0
	Straight	0.672	16.9	LOS B	178.4	0.402	13.6	LOS B	85.7
Approach		**0.960**	**32.9**	**LOS C**	**240.2**	**1.189**	**105.3**	**LOS F**	**398.0**
Boyoke Aungsan Rd.	Left Turn	0.617	35.8	LOS D	114.5	1.336	371.2	LOS F	875.5
	Straight	1.097	155.7	LOS F	531.4	1.199	240.8	LOS F	735.4
	Right Turn	0.986	91.8	LOS F	383.7	0.603	16.9	LOS B	120.8
Approach		**1.097**	**116.7**	**LOS F**	**531.4**	**1.336**	**258.9**	**LOS F**	**875.5**
All Vehicles		3.090	274.5	LOS F	2,011.7	1.336	196.6	LOS F	875.5

The above assessments in three scenarios (existing, future base year, and future base year with development traffic) are based on the existing signal timing and phasing. **Table 5.5** presents the analysis comparison of future base year without and with development traffic.

Table 5.5: Comparison of Future Base Year without and with Development Traffic

AM Peak						PM Peak					
without			with			without			with		
DOS (V/C)	Average Delay (s)	LOS	DOS (V/C)	Average Delay (s)	LOS	DOS (V/C)	Average Delay (s)	LOS	DOS (V/C)	Average Delay (s)	LOS
1.307	95.3	LOS F	3.090	274.5	LOS F	1.246	177.5	LOS F	1.336	196.6	LOS F

As seen from **Table 5.5**, after combining with development traffic, the junction capacity is significantly impacted. In order to alleviate the impact, junction improvement measures should be implemented. Signal phasing optimization is used in this study as this measure is one of the most efficient and simplest measures and slight changes on shared lane configuration on eastbound and southbound directions as well (graphical details illustrated in **Figure 5.6**).

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

Figure 5.6 shows the junction layouts of existing and after project opening conditions with minor shared lane changes shown in red and orange boxes. **Table 5.6** and **Figure 5.7** indicate the optimized phasing times for both AM and PM peaks. The optimized cycle time for AM and PM peaks are 75 and 85 seconds respectively.

Further to the proposed mitigation, the junction performance analysis results with improvements are shown in **Table 5.7** and the comparison of before and after improvements are presented in **Table 5.8**.

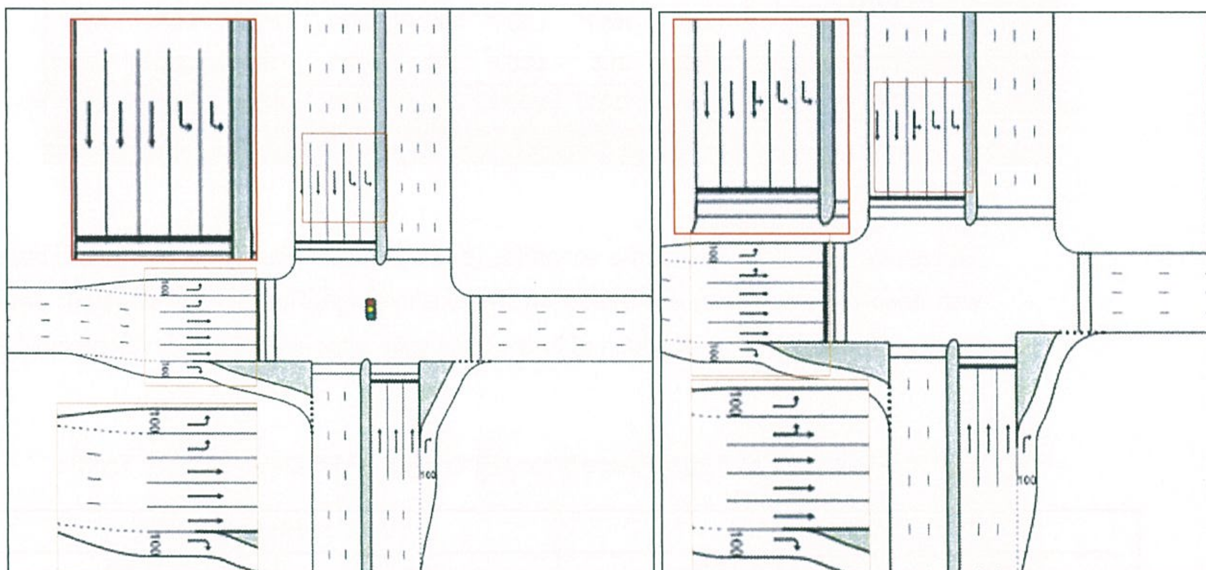


Figure 5.6: Comparison of Existing (left) and Proposed (right) Lane Configuration

Table 5.6: Phase Timing Configuration Summary for AM (left) and PM (right) Peaks

	AM			PM		
Phase	A	B	C	A	B	C
Green Time (sec)	34	15	31	32	25	13
Yellow Time (sec)	3	3	3	3	3	3
All-Red Time (sec)	2	2	2	2	2	2
Phase Time (sec)	39	20	36	37	30	18
Phase Split	41 %	21 %	38 %	44 %	35 %	21 %

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

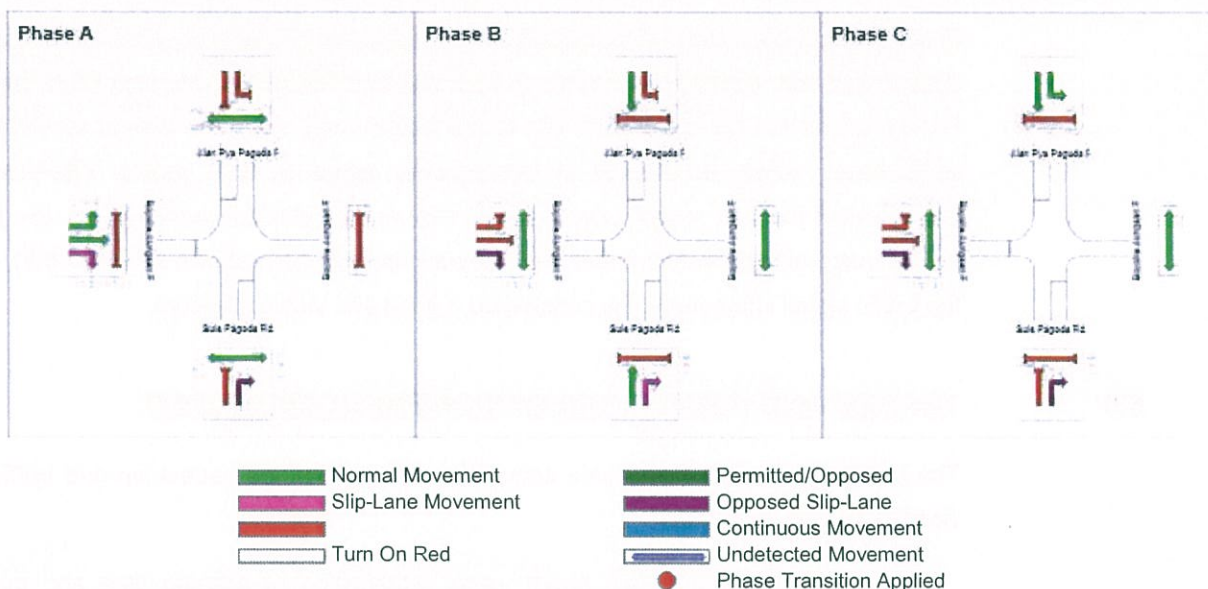


Figure 5.7: Proposed Signal Phasing

Table 5.7: Future Base Year with Development Traffic and Improvements Traffic Analysis Results

Road	Movement	AM Peak 2018 (08:30 – 09:30)				PM Peak 2018 (16:30 – 17:30)			
		DOS (V/C)	Average Delay (s)	LOS	Queue (m)	DOS (V/C)	Average Delay (s)	LOS	Queue (m)
Sule Pagoda Rd.	Straight	0.496	40.5	LOS D	46.6	1.205	237.4	LOS F	591.9
	Right Turn	1.337	349.3	LOS F	970.1	1.083	117.9	LOS F	388.7
Approach		**1.337**	**246.3**	**LOS F**	**970.1**	**1.205**	**206.9**	**LOS F**	**591.9**
Alan Pya Pagoda St.	Left Turn	0.856	45.3	LOS D	205.5	1.233	270.5	LOS F	312.7
	Straight	0.856	27.8	LOS C	277.1	0.667	16.8	LOS B	142.0
Approach		**0.856**	**34.1**	**LOS C**	**277.1**	**1.233**	**129.5**	**LOS F**	**312.7**
Boyoke Aungsan Rd.	Left Turn	0.839	41.8	LOS D	190.9	1.169	214.1	LOS F	613.3
	Straight	0.839	35.9	LOS D	194.2	1.081	133.2	LOS F	500.1
	Right Turn	0.968	74.5	LOS E	327.2	0.610	20.2	LOS C	96.8
Approach		**0.968**	**45.1**	**LOS D**	**327.2**	**1.169**	**147.5**	**LOS F**	**613.3**
All Vehicles		**1.337**	**73.4**	**LOS E**	**970.1**	**1.233**	**160.4**	**LOS F**	**613.3**

Table 5.8: Comparison of Before and After Improvements Analysis Results

AM Peak						PM Peak					
Before			After			Before			After		
DOS (V/C)	Average Delay (s)	LOS	DOS (V/C)	Average Delay (s)	LOS	DOS (V/C)	Average Delay (s)	LOS	DOS (V/C)	Average Delay (s)	LOS
3.090	274.5	LOS F	1.337	73.4	LOS E	1.336	196.6	LOS F	1.233	160.4	LOS F

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

In summary, the junction will be operated in overcapacity conditions in the future base year without and with development traffic in both AM and PM peaks, as seen from **Table 5.5**. Having added the development traffic to the network will of course impact on the junction performance which is already in overcapacity stage in both peaks. However, after implemented junction improvement measure by using optimized traffic signal, the junction performance is significantly improved especially in AM peak (shown in **Table 5.8**). Hence, the traffic signal improvement is considered a good and viable measure.

5.5 TRAFFIC AND PEDESTRIAN IMPROVEMENT MEASURES

The Landmark Project will include some improvements to the pedestrian and traffic in the vicinity of the site such as:

- Improvement of traffic signal using optimization of phasing time and proposing shared land change on eastbound and southbound directions. Not only vehicular flows but pedestrian flows are also taken into account when analyzing for optimized phasing time;
- Improvement and widen the footway surface along the boundary of the site;
- Relocation and signalization of the pedestrian crossing located before proposed taxi stand to improve pedestrian safety (traffic and pedestrian volumes will increase in future and conflict so signalization would be required even without The Landmark project);
- Removal of on street parking along the site boundary at Bogyoke Aung San Road to improve traffic flow and safety and proposing addition of taxi stand in new layby;
- Provision of traffic warning signs within the development to warn drivers about the thru traffic externally especially at the exit on Sule Pagoda Road where located at the foot of the bridge which the visibility is might be a problem. And also providing the warning sign externally for the thru vehicles as shown in **Figure 5.8**;
- Propose of signalized traffic signal at the crossing in front of the development which is the main pedestrian crossing and provide taxi stand in new layby in front of the development on Bogyoke Aung San Road and pavement marking to enhance safety as illustrated in **Figure 5.9**;
- Reconfiguration of lane markings and provision of reflective studs (swept path tests show physically possible and at the west access on Bogyoke Aung San Road where vehicles are instructed in the opposite side (left side).

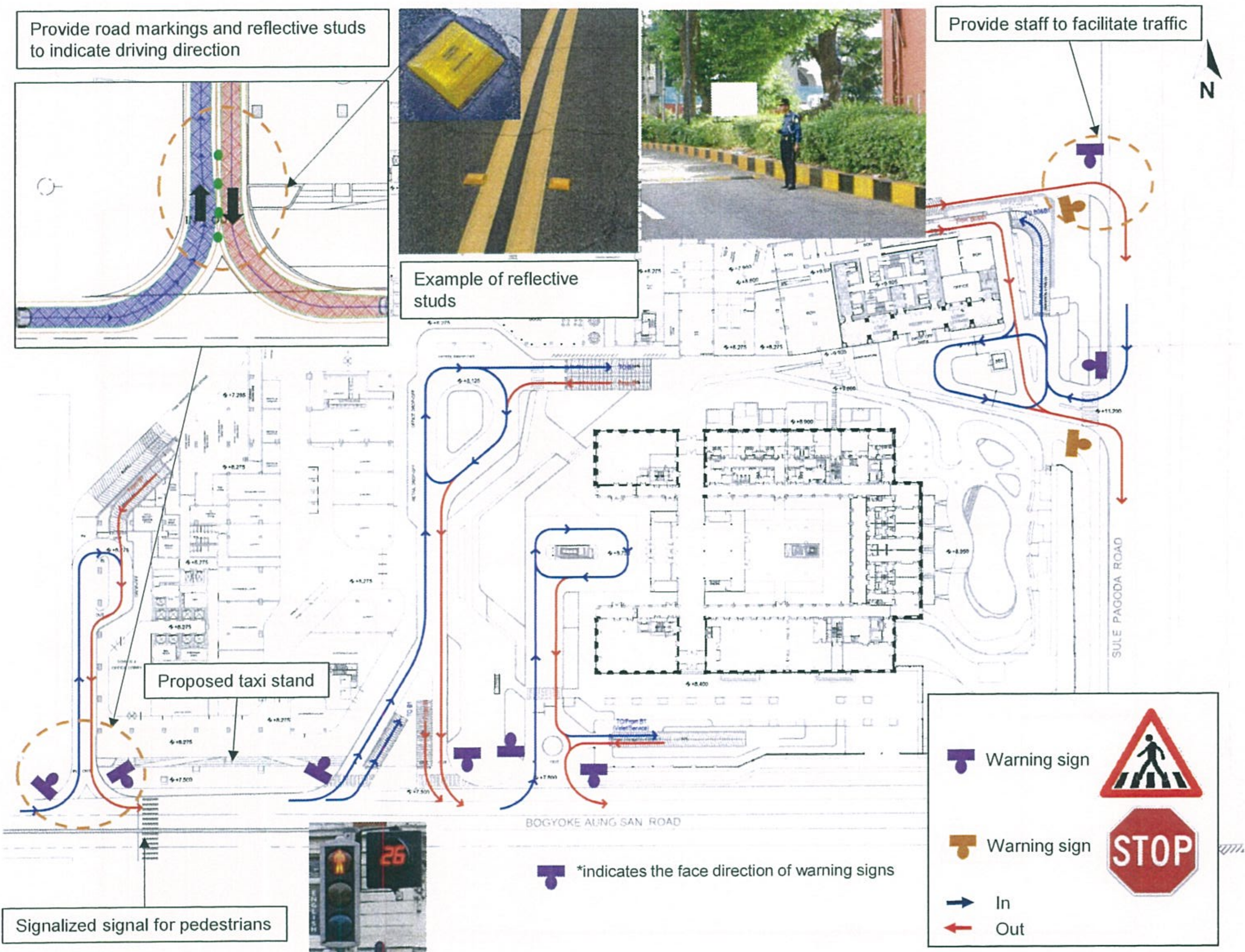


Figure 5.8: Improvement Recommendations (1)

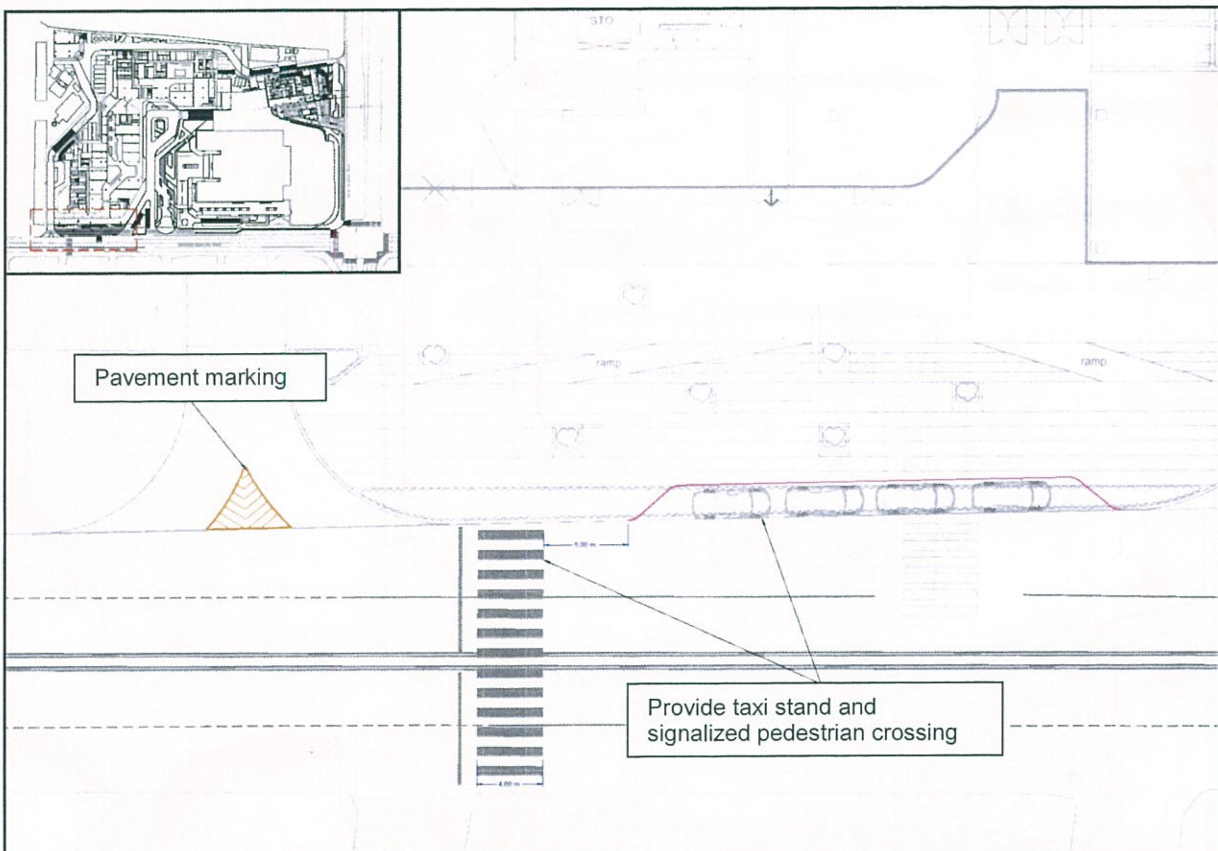


Figure 5.8: Improvement Recommendations (2)

6.0 SUMMARY

- This Traffic Impact Assessment report has been prepared to accompany with the Environmental Impact Assessment for The Landmark Project in Yangon;
- The Project is located on the corner of Alan Pya Pagoda Road and Bogyoke Aung San Road. The site currently includes the FMI Center, Grand Mee Ya Tha Residences and the disused Myanmar Railways Board (MRB) Headquarters;
- The Landmark Project is a mixed use development comprising two hotels, residential towers, two office towers and a retail podium with an approximately GFA of 228,000 sq.m. plus 1,250 car parking spaces;
- The proposed site accesses are located on Bogyoke Aung San Road (left in / left out) and Alan Pya Pagoda Road (right in / right out) and will be designed and constructed to international standards. The nearest access on Alan Pya Pagoda Road to the Traders junction is approximately 70m from the stop line. The nearest access on Bogyoke Aung San Road is approximately 110m from the junction stop line;
- The development is designed to allow pedestrian permeability throughout and includes improvements to the pedestrian footway and crossing points surrounding the site. Specifically, signalizing the main pedestrian crossing near the site on Bogyoke Aung San Road;
- As per recommendation from YCDC, the developer proposes to improve the layout and mitigate the additional traffic flow along Bogyoke Aung San Road along the site boundary such as removing street side parking and improving the street frontage. The aim is to minimize conflict between vehicles entering and exiting the site and through traffic;
- The traffic generation for the project has been estimated by applying trip rates derived from surveys of similar developments in Bangkok, Thailand. A 30% reduction to the retail, office, and hotel traffic generation has been applied to take into account different car ownerships in Myanmar and Thailand;
- Traffic data was collected for the 'Traders Junction' for the AM and PM peak hours. The existing junction, although experiences some queuing in the PM peak, is currently operating under capacity (in 2015). However, YCDC advise that the junction is often operating over capacity;
- The development is expected to open in 2019. Based on the existing trend, 10% is assumed as an annual growth rate in this study;
- In the PM peak the Traders junction will operate at or over capacity in 2019 even without the development traffic;
- With the development traffic there is a slight increase in junction delay. This can be mitigated somewhat by altering the traffic signal timings and phasing at the junction;
- It is recommended to adjust the traffic signal timing at Traders junction to synchronize with the future traffic including development generated and also proposing traffic warning signs internally and externally for safety purpose of vehicles especially at the exit on Sule Pagoda Road where situated at the foot of the bridge. Moreover, providing staff to facilitate traffic for safer operation;
- In conclusion, the traffic and transport planning for the Landmark Project has been undertaken applying best practice to ensure that the additional traffic from the development does not detriment road safety. Proposed signalization and relocation of the pedestrian crossing at Bogyoke Aung San Road will benefit the local area and provide some traffic control. Altering the phasing and signal timing at Traders junction will improve safety and mitigate the development traffic impact.

Potential Peninsula Yangon Limited Corporate Responsibility & Sustainability Initiatives

Education

1. Hospitality Education
    - Partner with local hospitality schools to train talents. To equip students with Peninsula quality skills through bespoke training programmes.
2. Scholarships / Apprenticeship Programme
    - Offer scholarships and internship opportunities to undergrad students with potential and are committed to develop within the group.
    - We may also select candidates from local hospitality schools for apprenticeship programme in the hotel.
3. Exposure Programme
    - Allow under-privileged high school students to gain working experience in the hotel.
4. Library Enhancement Programme
    - Provide better learning environment by donating books and equipment to schools with insufficient facilities.
5. Develop Local Skills
    - While restoring MRB, locals will be trained with carpentry, stone masonry, and metal works skills.
    - Their skills will be further developed for the long-term maintenance of the building.

Preserving Local Culture

1. Heritage Conservation
    - During construction, heritage items are carefully removed. They would be treated and reused for the hotel.
    - Heritage materials that cannot be restored would be upcycled for other uses.
    - Please refer to the Conservation Management Plan for details.
2. Promoting Myanmar Traditional Craftsmanship
    - Combining contemporary design and tradition craftsmanship for hotel decoration
    - Purchase traditional crafts (e.g. fabric, silk, lacquer ware, and pottery) locally, subjects to quality. All suppliers should comply with HSH's Supply Chain Code of Conduct regarding labour standards, human rights and impact to the environment.

Community Caring

1. Job Opportunity for Locals
2. Collaboration with Local Charities
    - Participate and organise joint events with charities
3. Event Menu for NGO
    - Offer special menu for NGO events in the hotel
4. Prioritised Procurement from Local Minorities
    - Consider procurement from local suppliers, subjects to cost and quality. All suppliers should comply with HSH's Supply Chain Code of Conduct regarding labour standards, human rights and impact to the environment.
5. Recycling/Upcycling
    - Active recycling, depends on infrastructure and market availability, including newspapers, chemical, waste cooking oil, etc.

YSH/FMI's CSR Programme

- Group flood-relief efforts
- Dai Su Village water pumping station
- Social Initiatives on the Maw Tin Station: education and healthcare
- SPA START: a business-coaching program tailored for young Myanmar entrepreneurs
- Nyaung Ywa Maternity Clinic in Hlaing Thar Yar township
- Health screening services and health education seminars by Pun Hlaing Siloam Hospital
- Donations of food and school supplies to disadvantaged communities
- Cyclone Nargis Recovery
- Yoma Yangon International Marathon
- Bayintnaung Flyover

More details can be found on YSH website
"*http://www.yomastrategic.com/html/about_csr.php*" and
FMI website "*http://fmi.com.mm/corporate-social-responsibility/*"

Landmark CSR Programme

Overall Impact Objectives:

- To create a safe investment climate for investors to invest in Myanmar
- To provide employment opportunities to elevate the impoverished.
- To be a leading organization in the country's peace initiatives by providing employment and opportunities for people affected by conflict.
- To value and support Myanmar's growth and betterment through education.

Project Objectives: initiatives in-design

- Energy
    - Project-specific cooling plant for site wide energy centre
    - Energy efficient washing machines
    - Energy saving light bulbs
    - Lighting controls (movement sensor)
- Water & Sanitation
    - Flooding mitigation = Reroute & improve storm drain. Rainwater collection & temporary storage
    - Water supply = Ground water extraction via on-site boreholes
    - Low-flow appliances = Faucets, shower heads, flushes
- Responsible Consumption
    - Modern waste water treatment & management = Waste water recycled on site, capacity used for cooling plant
    - Solid waste management = Recycling strategies in place site-wide
- Sustainable Access
    - Improvements to pedestrian movement and safety in and around the site

Project Objectives: Construction period

- Provide employment for up to 4,000 skilled and unskilled people of Myanmar

- Management and continuous monitoring of main and sub-contractors regarding human rights, labour rights and environmental issues
- Tree transplanting from Landmark to Star City
- Responsible removal of asbestos
- Ensure Contractors' environmental good practices such as construction & demolition waste recycling, wheel washing-bay facility for vehicles and air/noise/vibration/ water monitoring
- Ongoing Stakeholder Consultation – with shareholders, government, community (residents, businesses, religious) etc.
- Monitoring of surrounding buildings and infrastructure for settlement-induced movement
- Provide technical assistance not to impact the structural integrity of the adjacent Church and undertaking for repair of any damage caused
- Establish grievance mechanism for workers/employees and for community affected by Project development
- Provide decent workplace facilities in accordance with IFC requirements
- Vocational and educational training programs to assist both skilled and unskilled construction workers to be able to work as employees of the project at the completion of project
- Provide some level of scholarship for interested young people
- Education on work safety

Project Objectives: After construction

- Local employment opportunities = property management team plus tenanted space up to 7,000 jobs
- Sustainable vocational training to upscale employee who wanted to advance in their career
- Special person within HR department assigned to counsel employees who are interested in career advancement
- Training related to:
    - Health
    - Selected Skills for different departments within the company
- Identify and mobilize employees to adopt few community projects that impact, employment, health, education, environment.

Candidate Selection:

- Partner with various stakeholders who are working in the conflict region (30-40% of candidate)
    - Kaw La Foundation (Kayin State working with KNU)
    - Myanmar Business Coalition on AID (MBCA), with office and working in Lashio, Sittwe, Dawei with various CSO
    - Peace Nexus (Swiss INGO, working in Kayin & Rakhine State)
    - Myanmar Center of Responsible Business (MCRB), an organization to provide responsible business guidelines such as Pwint Thitsa report
    - Various CSO
- Others will be from surrounding population, main contractors and sub-contractors

Employees' Welfare Plan

PENINSULA YANGON LIMITED is a Joint Venture Company established under the Myanmar Foreign Investment Law, 2012 and the Myanmar Company Act, 1914 whose registered office is situated at Levels 10 & 11, FMI Centre, 380 Bogyoke Aung San Road, Pabedan Township, Yangon. We intend to provide the following benefits:-

1. **Staff Transportation**

   Depending on where employees live, the Company will ensure suitable policies are in place to enable them to get to work.

2. **Uniform**

   All employees would be supplied with uniform free of charge twice a year.

3. **Health Care**

   Access to medical facilities with qualified personnel and with appropriate medicines will be available to employees. In addition, purified drinking water will be available for staff. Appropriate sanitation facilities will also be installed in the hotel facility and regular disinfection work carried out.

4. **Risk Prevention**

   An evacuation plan in case of emergency would be drafted and explained to all employees so that in case of emergency namely: earthquake, fire and other natural or manmade disasters, injury or death could be minimised.

5. **Bonus**

   Annual bonus payment will be declared and paid out to each employee before the **Myanmar New Year (Water Festival)**. The amount of bonus payable will be in accordance with the staff bonus plans adopted by the company.

   All the above mentioned employee benefits are in accordance with the parent company's Human Resources Manual and localised Employee Guide to be prepared based on the labor laws of the country. Other benefits such as leave (sick leave, annual leave etc) would be drawn up and included in the Employees' welfare plan accordingly.

Best Regards,

U Theim Wai @ Mr. Serge Pun
For and on behalf of
PENINSULA YANGON LIMITED

<u>**Evidence of Fire Hazard Prevention**</u>

1. With regard to the above matter – Our **Peninsula Yangon Limited** is to be established according to the Foreign Investment Law, 2012. Our company will carry out the restoration and redevelopment of, and operation of a luxury 5 star hotel and for this purpose we have applied for the approval of the **Myanmar Investment Commission** in accordance with the Foreign Investment Law, 2012.

2. For the prevention of fire hazards, there will be underground water tanks with emergency water pumps and fire hoses ready at the "stand by position''. We will have fire drill instructions and detailed evacuation plans. We will implement procedures to prevent the dangers of electrical shock and misuse of electrical instruments.

Best Regards,

U Theim Wai @ Mr. Serge Pun
For and on behalf of
PENINSULA YANGON LIMITED

To

Chairman,

Myanmar Investment Commission

Office No. (1), Thitsar Road,

Yankin Township, Yangon

Dated:

Subject : Undertaking for Car Parking

Peninsula Yangon Limited will operate a five star luxury hotel at 380 Bogyoke Aung San Road, Pabedan Township, Yangon, being part of the overall Landmark Development.

As the overall Development will be a focal point for business and leisure at the heart of downtown Yangon, there is a need to ensure sufficient car parking is provided in the Development. Accordingly the Development as a whole shall include a five level carpark (all underground) with approximately 1253 carparks. This basement carpark will be shared between the users of both Peninsula Yangon Limited and Meeyahta Development Limited. The Transport Consultants have calculated the average car park utilisation for Peninsula Yangon Limited to be 23, with a maximum daily demand of 27. The rest of the car parks will be used by Meeyahta Development Limited.

Best Regards,

U Theim Wai @ Mr. Serge Pun

For and on behalf of

PENINSULA YANGON LIMITED

To

Chairman,
Myanmar Investment Commission
Office No. (1), Thitsar Road,
Yankin Township, Yangon

Dated:

Subject : Undertaking for Electricity Consumption

Peninsula Yangon Limited will operate a five star luxury hotel at 380 Bogyoke Aung San Road, Pabedan Township, Yangon.

The annual electricity consumption is estimated in annex 3.14 as being 6,353,077 Kwh (which is 529,423 Kwh per month). The estimates for electricity are the usage from the national grid based on daily demand.

We will have full backup generators in the event of power failure. For Peninsula Yangon Limited, provision is for 126 hours (5.25 days) continuous running of backup generators with dedicated diesel storage tank.

Best Regards,

U Theim Wai @ Mr. Serge Pun
For and on behalf of
PENINSULA YANGON LIMITED

PROTECTION OF THE ENVIRONMENT

We, **Peninsula Yangon Limited** shall be responsible for the protection as well as preservation of the environment in and around the project site. **Peninsula Yangon Limited** shall ensure integration of sustainability considerations, including minimising pollution of air, water and land, into the design, construction and processes of the building, and to comply with local and international sustainability certification standards. The Company is currently considering certification under either Green Mark, LEED (Leadership in Energy & Environmental Design) or BREEAM (Building Research Establishment Environmental Assessment Method) . Our Company shall take necessary measures in order to fulfill the programme, sustainability requirements and pre-requisites so as to allow for the submission of sustainability certification.

Peninsula Standards require all new and redeveloped buildings to comply with BREEAM. BREEAM sets the standard for best practice in sustainable building design, construction and operation and has become one of the most comprehensive and widely recognised measures of a building's environmental performance. It encourages designers, clients and others to think about low impact design, minimising the energy demands created by a building before considering energy efficiency and technologies.

A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes.

The project area will also have suitable landscaping.

Best Regards,

U Theim Wai @ Mr. Serge Pun
For and on behalf of
PENINSULA YANGON LIMITED

Re : *Peninsula Yangon Holdings (BVI) Limited*
- Notarial Certificate

APOSTILLE

(Convention de la Haye du 5 Octobre 1961)

1.	Country:	British Virgin Islands
	This Public Document	
2.	Has been signed by:	Dionne Boreland-Fearon
3.	Acting in the capacity of:	Notary Public
4.	Bears the Seal/Stamp of:	Dionne Boreland-Fearon
	CERTIFIED	
5.	At:	Road Town
6.	On:	26th day of February, 2016
7.	By:	Registrar
8.	No.:	H- 004312
9.		



Benjamin
Signature

Dep. REGISTRAR, SUPREME COURT

APOSTILLE
(Convention de La Haye du 5 octobre 1961)

1. Country: Pays/Pais	United Kingdom of Great Britain and Northern Ireland
This public document Le présent acte public / El presente documento público	
2. Has been signed by a été signé par ha sido firmado por	Sarah Benjamin
3. Acting in the capacity of agissant en qualité de quien actúa en calidad de	Member of the Staff of the Governor and Commander-in-Chief, (British Virgin Islands)
4. Bears the seal/stamp of est revêtu du sceau / timbre de y está revestido del sello / timbre de	Not Applicable
Certified Attesté / Certificado	
5. at á / en London	**6. the** le / el día 07 March 2016
7. by par / por	Her Majesty's Principal Secretary of State for Foreign and Commonwealth Affairs
8. Number sous no / bajo el número	K890793
9. Seal / stamp: Sceau / timbre: Sello / timbre: 	**10. Signature:** T Mbvumira Signature: Firma:

This Apostille is not to be used in the UK and only confirms the authenticity of the signature, seal or stamp on the attached UK public document. It does not confirm the authenticity of the underlying document. Apostilles attached to documents that have been photocopied and certified in the UK confirm the signature of the UK public official who conducted the certification only. It does not authenticate either the signature on the original document or the contents of the original document in any way.

If this document is to be used in a country which is not party to the Hague Convention of 5th October 1961, it should be presented to the consular section of the mission representing that country.

To verify this apostille go to www.verifyapostille.service.gov.uk

EMBASSY OF THE REPUBLIC ...

LEGALISATION NO 68/2016
DATE 16 MAR 2016

CERTIFIED AT THE MYANMAR EMBASSY, LONDON, FOR LEGALIZATION OF THE FOREGOING SIGNATURE OF
T Mbvumira

Wan Ko Ko
First Secretary
Myanmar Embassy, London
16 MAR 2016

NOTARIAL CERTIFICATE

I, Dionne Boreland-Fearon, Notary Public, duly admitted, sworn and practising in Road Town, Tortola, British Virgin Islands, **DO HEREBY CERTIFY** that the documents attached hereto are the following documents relating to **Peninsula Yangon Holdings (BVI) Limited**, a company incorporated under the laws of the British Virgin Islands on 22nd July, 2013 with company number 1784043:-

1) Copy of the Certificate of Incorporation which was issued by the Registry of Corporate Affairs in the Territory of the British Virgin Islands;

2) Copy of the Memorandum and Articles of Association;

3) Copy of the Register of Directors; and

4) Copy of the Register of Members.

In witness whereof I have set my hand and seal of office this 26th day of February, 2016.



Dionne Boreland-Fearon
British Virgin Islands
Notary Public

TERRITORY OF THE BRITISH VIRGIN ISLANDS
BVI BUSINESS COMPANIES ACT, 2004

CERTIFICATE OF INCORPORATION
(SECTION 7)

The REGISTRAR of CORPORATE AFFAIRS, of the British Virgin Islands HEREBY CERTIFIES, that pursuant to the BVI Business Companies Act, 2004, all the requirements of the Act in respect of incorporation having been complied with,

Peninsula Yangon Holdings (BVI) Limited

BVI COMPANY NUMBER: 1784043

is incorporated in the BRITISH VIRGIN ISLANDS as a BVI BUSINESS COMPANY, this 22nd day of July, 2013.



for REGISTRAR OF CORPORATE AFFAIRS
22nd day of July, 2013

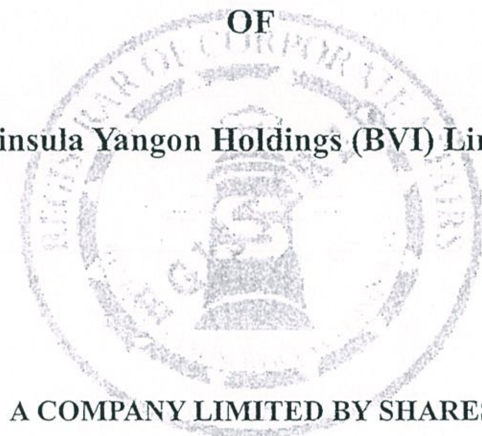
BVI COMPANY NUMBER: 1784043

TERRITORY OF THE BRITISH VIRGIN ISLANDS
THE BVI BUSINESS COMPANIES ACT, 2004

MEMORANDUM AND ARTICLES

OF ASSOCIATION

OF



Peninsula Yangon Holdings (BVI) Limited

A COMPANY LIMITED BY SHARES

Incorporated on the 22nd day of July, 2013

INCORPORATED IN THE BRITISH VIRGIN ISLANDS

BVIPTEBC 2013/01/45(PVNOC)

TERRITORY OF THE BRITISH VIRGIN ISLANDS
THE BVI BUSINESS COMPANIES ACT, 2004

MEMORANDUM OF ASSOCIATION

OF

Peninsula Yangon Holdings (BVI) Limited

A COMPANY LIMITED BY SHARES

1. DEFINITIONS AND INTERPRETATION

1.1. In this Memorandum of Association and the Articles of Association of the Company, if not inconsistent with the subject or context:

"**Act**" means the BVI Business Companies Act, 2004 (No. 16 of 2004) and includes the regulations made under the Act;

"**Articles**" means the Articles of Association of the Company;

"**Chairman of the Board**" has the meaning specified in Regulation 12;

"**Distribution**" in relation to a distribution by the Company to a Shareholder means the direct or indirect transfer of an asset, other than Shares, to or for the benefit of the Shareholder, or the incurring of a debt to or for the benefit of a Shareholder, in relation to Shares held by a Shareholder, and whether by means of the purchase of an asset, the purchase, redemption or other acquisition of Shares, a transfer of indebtedness or otherwise, and includes a dividend;

"**Memorandum**" means this Memorandum of Association of the Company;

"**Person**" includes individuals, corporations, trusts, the estates of deceased individuals, partnerships and unincorporated associations of persons;

"**Registrar**" means the Registrar of Corporate Affairs appointed under section 229 of the Act;

"**Resolution of Directors**" means either:

(a) a resolution approved at a duly convened and constituted meeting of directors of the Company by the affirmative vote of a majority of the directors present at the meeting who voted except that where a director is given more than one vote, he shall be counted by the number of votes he casts for the purpose of establishing a majority; or

(b) a resolution consented to in writing or by telex, telegram, cable or other written electronic communication by a majority of the directors of the Company. A written resolution consented to in such manner may consist of several documents including written electronic communication, in like form each signed or assented to by one or more directors.

"**Resolution of Shareholders**" means either:

(a) a resolution approved at a duly convened and constituted meeting of the Shareholders of the Company by the affirmative vote of a majority of in excess of 50 percent of the votes of the Shares entitled to vote thereon which were present at the meeting and were voted; or

(b) a resolution consented to in writing by a majority of in excess of 50 percent of the votes of Shares entitled to vote thereon;

"**Seal**" means any seal which has been duly adopted as the common seal of the Company;

"**Securities**" means Shares and debt obligations of every kind of the Company, and including without limitation options, warrants and rights to acquire Shares or debt obligations;

"**Share**" means a share issued or to be issued by the Company;

"**Shareholder**" means a Person whose name is entered in the register of members as the holder of one or more Shares or fractional Shares;

"**Treasury Share**" means a Share that was previously issued but was repurchased, redeemed or otherwise acquired by the Company and not cancelled; and

"**Written**" or any term of like import includes information generated, sent, received or stored by electronic, electrical, digital, magnetic, optical, electromagnetic, biometric or photonic means, including electronic data interchange, electronic mail, telegram, telex or telecopy, and "**in writing**" shall be construed accordingly.

1.2. In the Memorandum and the Articles, unless the context otherwise requires a reference to:

(a) a "**Regulation**" is a reference to a regulation of the Articles;

(b) a "**Clause**" is a reference to a clause of the Memorandum;

(c) voting by Shareholders is a reference to the casting of the votes attached to the Shares held by the Shareholder voting;

(d) the Act, the Memorandum or the Articles is a reference to the Act or those documents as amended or, in the case of the Act, any re-enactment thereof and any subsidiary legislation made thereunder; and

(e) the singular includes the plural and vice versa.

1.3. Any words or expressions defined in the Act unless the context otherwise requires bear the same meaning in the Memorandum and the Articles unless otherwise defined herein.

1.4. Headings are inserted for convenience only and shall be disregarded in interpreting the Memorandum and the Articles.

2. NAME

The name of the Company is Peninsula Yangon Holdings (BVI) Limited.

3. STATUS

The Company is a company limited by Shares.

4. REGISTERED OFFICE AND REGISTERED AGENT

4.1. The first registered office of the Company is at P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands, the office of the first registered agent.

4.2. The first registered agent of the Company is Offshore Incorporations Limited of P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands.

4.3. The Company may by Resolution of Shareholders or by Resolution of Directors change the location of its registered office or change its registered agent.

4.4. Any change of registered office or registered agent will take effect on the registration by the Registrar of a notice of the change filed by the existing registered agent or a legal practitioner in the British Virgin Islands acting on behalf of the Company.

5. CAPACITY AND POWERS

5.1. Subject to the Act and any other British Virgin Islands legislation, the Company has, irrespective of corporate benefit:

(a) full capacity to carry on or undertake any business or activity, do any act or enter into any transaction; and

(b) for the purposes of paragraph (a), full rights, powers and privileges.

5.2. For the purposes of section 9(4) of the Act, there are no limitations on the business that the Company may carry on.

6. NUMBER AND CLASSES OF SHARES

6.1. Shares in the company shall be issued in the currency of the United States of America.

6.2. The Company is authorised to issue a maximum of 50,000 Shares of a single class each with a par value of US$1.00.

6.3. The Company may issue fractional Shares and a fractional Share shall have the corresponding fractional rights, obligations and liabilities of a whole Share of the same class or series of Shares.

6.4. Shares may be issued in one or more series of Shares as the directors may by Resolution of Directors determine from time to time.

7. RIGHTS OF SHARES

7.1. Each Share confers upon the Shareholder:

(a) the right to one vote at a meeting of the Shareholders or on any Resolution of Shareholders;

(b) the right to an equal share in any dividend paid by the Company; and

(c) the right to an equal share in the distribution of the surplus assets of the Company on its liquidation.

7.2. The Company may by Resolution of Directors redeem, purchase or otherwise acquire all or any of the Shares subject to Regulation 3 of the Articles.

8. **VARIATION OF RIGHTS**

If at any time the Shares are divided into different classes, the rights attached to any class may only be varied, whether or not the Company is in liquidation, with the consent in writing of or by a resolution passed at a meeting by the holders of not less than 50 percent of the issued Shares in that class.

9. **RIGHTS NOT VARIED BY THE ISSUE OF SHARES PARI PASSU**

The rights conferred upon the holders of the Shares of any class shall not, unless otherwise expressly provided by the terms of issue of the Shares of that class, be deemed to be varied by the creation or issue of further Shares ranking *pari passu* therewith.

10. **REGISTERED SHARES**

10.1. The Company shall issue Registered Shares only.

10.2. The Company is not authorised to issue Bearer Shares, convert Registered Shares to Bearer Shares or exchange Registered Shares for Bearer Shares.

11. **TRANSFER OF SHARES**

11.1. The Company shall, on receipt of an instrument of transfer complying with Sub-Regulation 6.1 of the Articles, enter the name of the transferee of a Share in the register of members unless the directors resolve to refuse or delay the registration of the transfer for reasons that shall be specified in a Resolution of Directors.

11.2. The directors may not resolve to refuse or delay the transfer of a Share unless the Shareholder has failed to pay an amount due in respect of the Share.

12. **AMENDMENT OF THE MEMORANDUM AND THE ARTICLES**

12.1. Subject to Clause 8, the Company may amend the Memorandum or the Articles by Resolution of Shareholders or by Resolution of Directors, save that no amendment may be made by Resolution of Directors:

(a) to restrict the rights or powers of the Shareholders to amend the Memorandum or the Articles;

(b) to change the percentage of Shareholders required to pass a Resolution of Shareholders to amend the Memorandum or the Articles;

(c) in circumstances where the Memorandum or the Articles cannot be amended by the Shareholders; or

(d) to Clauses 7, 8, 9 or this Clause 12.

12.2. Any amendment of the Memorandum or the Articles will take effect on the registration by the Registrar of a notice of amendment, or restated Memorandum and Articles, filed by the registered agent.

We, OFFSHORE INCORPORATIONS LIMITED of P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands for the purpose of incorporating a BVI Business Company under the laws of the British Virgin Islands hereby sign this Memorandum of Association the 22nd day of July, 2013.

Incorporator

....

(Sd.) Rexella D. Hodge
Authorised Signatory
OFFSHORE INCORPORATIONS LIMITED



TERRITORY OF THE BRITISH VIRGIN ISLANDS
THE BVI BUSINESS COMPANIES ACT, 2004

ARTICLES OF ASSOCIATION

OF

Peninsula Yangon Holdings (BVI) Limited

A COMPANY LIMITED BY SHARES

1. REGISTERED SHARES

1.1. Every Shareholder is entitled, on request to a certificate signed by a director or officer of the Company, or any other person authorised by Resolution of Directors, or under the Seal specifying the number of Shares held by him and the signature of the director, officer or authorised person and the Seal may be facsimiles.

1.2. Any Shareholder receiving a certificate shall indemnify and hold the Company and its directors and officers harmless from any loss or liability which it or they may incur by reason of any wrongful or fraudulent use or representation made by any person by virtue of the possession thereof. If a certificate for Shares is worn out or lost it may be renewed on production of the worn out certificate or on satisfactory proof of its loss together with such indemnity as may be required by Resolution of Directors.

1.3. If several Persons are registered as joint holders of any Shares, any one of such Persons may give an effectual receipt for any Distribution.

2. SHARES

2.1. Shares and other Securities may be issued at such times, to such Persons, for such consideration and on such terms as the directors may by Resolution of Directors determine.

2.2. Section 46 of the Act *(Pre-emptive rights)* does not apply to the Company.

2.3. A Share may be issued for consideration in any form, including money, a promissory note, or other written obligation to contribute money or property, real property, personal property (including goodwill and know-how), services rendered or a contract for future services.

2.4. The consideration for a Share with par value shall not be less than the par value of the Share. If a Share with par value is issued for consideration less than the par value, the person to whom the Share is issued is liable to pay to the Company an amount equal to the difference between the issue price and the par value.

2.5. No Shares may be issued for a consideration other than money, unless a Resolution of Directors has been passed stating:

(a) the amount to be credited for the issue of the Shares;

(b) the determination of the directors of the reasonable present cash value of the non-money consideration for the issue; and

(c) that, in the opinion of the directors, the present cash value of the non-money consideration for the issue is not less than the amount to be credited for the issue of the Shares.

2.6. The consideration paid for any Share, whether a par value Share or a no par value Share, shall not be treated as a liability or debt of the Company for the purposes of:

(a) the solvency test in Regulations 3 and 18; and

(b) sections 197 and 209 of the Act.

2.7. The Company shall keep a register (the "**register of members**") containing:

(a) the names and addresses of the Persons who hold Shares;

(b) the number of each class and series of Shares held by each Shareholder;

(c) the date on which the name of each Shareholder was entered in the register of members; and

(d) the date on which any Person ceased to be a Shareholder.

2.8. The register of members may be in any such form as the directors may approve, but if it is in magnetic, electronic or other data storage form, the Company must be able to produce legible evidence of its contents. Until the directors otherwise determine, the magnetic, electronic or other data storage form shall be the original register of members.

2.9. A Share is deemed to be issued when the name of the Shareholder is entered in the register of members.

3. REDEMPTION OF SHARES AND TREASURY SHARES

3.1. The Company may purchase, redeem or otherwise acquire and hold its own Shares in such manner and upon such other terms as the directors may agree with the relevant Shareholder(s) save that the Company may not purchase, redeem or otherwise acquire its own Shares without the consent of Shareholders whose Shares are to be purchased, redeemed or otherwise acquired unless the Company is permitted by the Act or any other provision in the Memorandum or Articles to purchase, redeem or otherwise acquire the Shares without their consent.

3.2. The Company may only offer to purchase, redeem or otherwise acquire Shares if the Resolution of Directors authorising the purchase, redemption or other acquisition contains a statement that the directors are satisfied, on reasonable grounds, that immediately after the acquisition the value of the Company's assets will exceed its liabilities and the Company will be able to pay its debts as they fall due.

3.3. Sections 60 (*Process for acquisition of own Shares*), 61 (*Offer to one or more shareholders*) and 62 (*Shares redeemed otherwise than at the option of company*) of the Act shall not apply to the Company.

3.4. Shares that the Company purchases, redeems or otherwise acquires pursuant to this Regulation may be cancelled or held as Treasury Shares except to the extent that such Shares are in excess of 50 percent of the issued Shares in which case they shall be cancelled but they shall be available for reissue.

3.5. All rights and obligations attaching to a Treasury Share are suspended and shall not be exercised by the Company while it holds the Share as a Treasury Share.

3.6. Treasury Shares may be transferred by the Company on such terms and conditions (not otherwise inconsistent with the Memorandum and the Articles) as the Company may by Resolution of Directors determine.

3.7. Where Shares are held by another body corporate of which the Company holds, directly or indirectly, Shares having more than 50 percent of the votes in the election of directors of the other body corporate, all rights and obligations attaching to the Shares held by the other body corporate are suspended and shall not be exercised by the other body corporate.

4. MORTGAGES AND CHARGES OF SHARES

4.1. Shareholders may mortgage or charge their Shares.

4.2. There shall be entered in the register of members at the written request of the Shareholder:

(a) a statement that the Shares held by him are mortgaged or charged;

(b) the name of the mortgagee or chargee; and

(c) the date on which the particulars specified in subparagraphs (a) and (b) are entered in the register of members.

4.3. Where particulars of a mortgage or charge are entered in the register of members, such particulars may be cancelled:

(a) with the written consent of the named mortgagee or chargee or anyone authorised to act on his behalf; or

(b) upon evidence satisfactory to the directors of the discharge of the liability secured by the mortgage or charge and the issue of such indemnities as the directors shall consider necessary or desirable.

4.4. Whilst particulars of a mortgage or charge over Shares are entered in the register of members pursuant to this Regulation:

(a) no transfer of any Share the subject of those particulars shall be effected;

(b) the Company may not purchase, redeem or otherwise acquire any such Share; and

(c) no replacement certificate shall be issued in respect of such Shares,

without the written consent of the named mortgagee or chargee.

5. FORFEITURE

5.1. Shares that are not fully paid on issue are subject to the forfeiture provisions set forth in this Regulation.

5.2. A written notice of call specifying the date for payment to be made shall be served on the Shareholder who defaults in making payment in respect of the Shares.

5.3. The written notice of call referred to in Sub-Regulation 5.2 shall name a further date not earlier than the expiration of 14 days from the date of service of the notice on or before which the payment required by the notice is to be made and shall contain a statement that in the event of non-payment at or before the time named in the notice the Shares, or any of them, in respect of which payment is not made will be liable to be forfeited.

5.4. Where a written notice of call has been issued pursuant to Sub-Regulation 5.3 and the requirements of the notice have not been complied with, the directors may, at any time before tender of payment, forfeit and cancel the Shares to which the notice relates.

5.5. The Company is under no obligation to refund any moneys to a Shareholder whose Shares have been cancelled pursuant to Sub-Regulation 5.4 and that Shareholder shall be discharged from any further obligation to the Company.

6. TRANSFER OF SHARES

6.1. Subject to the Memorandum, Shares may be transferred by a written instrument of transfer signed by the transferor and containing the name and address of the transferee, which shall be sent to the Company for registration.

6.2. The transfer of a Share is effective when the name of the transferee is entered on the register of members.

6.3. If the directors of the Company are satisfied that an instrument of transfer relating to Shares has been signed but that the instrument has been lost or destroyed, they may resolve by Resolution of Directors:

(a) to accept such evidence of the transfer of Shares as they consider appropriate; and

(b) that the transferee's name should be entered in the register of members notwithstanding the absence of the instrument of transfer.

6.4. Subject to the Memorandum, the personal representative of a deceased Shareholder may transfer a Share even though the personal representative is not a Shareholder at the time of the transfer.

7. MEETINGS AND CONSENTS OF SHAREHOLDERS

7.1. Any director of the Company may convene meetings of the Shareholders at such times and in such manner and places within or outside the British Virgin Islands as the director considers necessary or desirable.

7.2. Upon the written request of Shareholders entitled to exercise 30 percent or more of the voting rights in respect of the matter for which the meeting is requested the directors shall convene a meeting of Shareholders.

7.3. The director convening a meeting shall give not less than 7 days' notice of a meeting of Shareholders to:

(a) those Shareholders whose names on the date the notice is given appear as Shareholders in the register of members and are entitled to vote at the meeting; and

(b) the other directors.

7.4. The director convening a meeting of Shareholders may fix as the record date for determining those Shareholders that are entitled to vote at the meeting the date notice is given of the meeting, or such other date as may be specified in the notice, being a date not earlier than the date of the notice.

7.5. A meeting of Shareholders held in contravention of the requirement to give notice is valid if Shareholders holding at least 90 percent of the total voting rights on all the matters to be considered at the meeting have waived notice of the meeting and, for this purpose, the presence of a Shareholder at the meeting shall constitute waiver in relation to all the Shares which that Shareholder holds.

7.6. The inadvertent failure of a director who convenes a meeting to give notice of a meeting to a Shareholder or another director, or the fact that a Shareholder or another director has not received notice, does not invalidate the meeting.

7.7. A Shareholder may be represented at a meeting of Shareholders by a proxy who may speak and vote on behalf of the Shareholder.

7.8. The instrument appointing a proxy shall be produced at the place designated for the meeting before the time for holding the meeting at which the person named in such instrument proposes to vote. The notice of the meeting may specify an alternative or additional place or time at which the proxy shall be presented.

7.9. The instrument appointing a proxy shall be in substantially the following form or such other form as the chairman of the meeting shall accept as properly evidencing the wishes of the Shareholder appointing the proxy.

> [COMPANY NAME]
>
> (the "**Company**")
>
> I/We being a Shareholder of the Company HEREBY APPOINT .... of .... or failing him .... of .... to be my/our proxy to vote for me/us at the meeting of Shareholders to be held on the ...... day of ...., 20...... and at any adjournment thereof.
>
> (Any restrictions on voting to be inserted here.)
>
> Signed this ...... day of ...., 20......
>
> ....
>
> Shareholder

7.10. The following applies where Shares are jointly owned:

(a) if two or more persons hold Shares jointly each of them may be present in person or by proxy at a meeting of Shareholders and may speak as a Shareholder;

(b) if only one of the joint owners is present in person or by proxy he may vote on behalf of all joint owners; and

(c) if two or more of the joint owners are present in person or by proxy they must vote as one.

7.11. A Shareholder shall be deemed to be present at a meeting of Shareholders if he participates by telephone or other electronic means and all Shareholders participating in the meeting are able to hear each other.

7.12. A meeting of Shareholders is duly constituted if, at the commencement of the meeting, there are present in person or by proxy not less than 50 percent of the votes of the Shares entitled to vote on Resolutions of Shareholders to be considered at the meeting. A quorum may comprise a single Shareholder or proxy and then such person may pass a Resolution of Shareholders and a certificate signed by such person accompanied where such person be a proxy by a copy of the proxy instrument shall constitute a valid Resolution of Shareholders.

7.13. If within two hours from the time appointed for the meeting a quorum is not present, the meeting, if convened upon the requisition of Shareholders, shall be dissolved; in any other case it shall stand adjourned to the next business day in the jurisdiction in which the meeting was to have been held at the same time and place or to such other time and place as the directors may determine, and if at the adjourned meeting there are present within one hour from the time appointed for the meeting in person or by proxy not less than one third of the votes of the Shares or each class or series of Shares entitled to vote on the matters to be considered by the meeting, those present shall constitute a quorum but otherwise the meeting shall be dissolved.

7.14. At every meeting of Shareholders, the Chairman of the Board shall preside as chairman of the meeting. If there is no Chairman of the Board or if the Chairman of the Board is not present at the meeting, the Shareholders present shall choose one of their number to be the chairman. If the Shareholders are unable to choose a chairman for any reason, then the person representing the greatest number of voting Shares present in person or by proxy at the meeting shall preside as chairman failing which the oldest individual Shareholder or representative of a Shareholder present shall take the chair.

7.15. The chairman may, with the consent of the meeting, adjourn any meeting from time to time, and from place to place, but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.

7.16. At any meeting of the Shareholders the chairman is responsible for deciding in such manner as he considers appropriate whether any resolution proposed has been carried or not and the result of his decision shall be announced to the meeting and recorded in the minutes of the meeting. If the chairman has any doubt as to the outcome of the vote on a proposed resolution, he shall cause a poll to be taken of all votes cast upon such resolution. If the chairman fails to take a poll then any Shareholder present in person or by proxy who disputes the announcement by the chairman of the result of any vote may immediately following such announcement demand that a poll be taken and the chairman shall cause a poll to be taken. If a poll is taken at any meeting, the result shall be announced to the meeting and recorded in the minutes of the meeting.

7.17. Subject to the specific provisions contained in this Regulation for the appointment of representatives of Persons other than individuals the right of any individual to speak for or represent a Shareholder shall be determined by the law of the jurisdiction where, and by the documents by which, the Person is constituted or derives its existence. In case of doubt, the directors may in good faith seek legal advice from any qualified person and unless and until a court of competent jurisdiction shall otherwise rule, the directors may rely and act upon such advice without incurring any liability to any Shareholder or the Company.

7.18. Any Person other than an individual which is a Shareholder may by resolution of its directors or other governing body authorise such individual as it thinks fit to act as its representative at any meeting of Shareholders or of any class of Shareholders, and the individual so authorised shall be entitled to exercise the same rights on behalf of the Shareholder which he represents as that Shareholder could exercise if it were an individual.

7.19. The chairman of any meeting at which a vote is cast by proxy or on behalf of any Person other than an individual may call for a notarially certified copy of such proxy or authority which shall be produced within 7 days of being so requested or the votes cast by such proxy or on behalf of such Person shall be disregarded.

7.20. Directors of the Company may attend and speak at any meeting of Shareholders and at any separate meeting of the holders of any class or series of Shares.

7.21. An action that may be taken by the Shareholders at a meeting may also be taken by a resolution consented to in writing, without the need for any notice, but if any Resolution of Shareholders is adopted otherwise than by the unanimous written consent of all Shareholders, a copy of such resolution shall forthwith be sent to all Shareholders not consenting to such resolution. The consent may be in the form of counterparts, each counterpart being signed by one or more Shareholders. If the consent is in one or more counterparts, and the counterparts bear different dates, then the resolution shall take effect on the earliest date upon which Shareholders holding a sufficient number of votes of Shares to constitute a Resolution of Shareholders have consented to the resolution by signed counterparts.

8. DIRECTORS

8.1. The first directors of the Company shall be appointed by the first registered agent within 6 months of the date of incorporation of the Company; and thereafter, the directors shall be elected by Resolution of Shareholders or by Resolution of Directors.

8.2. No person shall be appointed as a director, alternate director, or nominated as a reserve director, of the Company unless he has consented in writing to be a director, alternate director or to be nominated as a reserve director respectively.

8.3. Subject to Sub-Regulation 8.1, the minimum number of directors shall be one and there shall be no maximum number.

8.4. Each director holds office for the term, if any, fixed by the Resolution of Shareholders or the Resolution of Directors appointing him, or until his earlier death, resignation or removal. If no term is fixed on the appointment of a director, the director serves indefinitely until his earlier death, resignation or removal.

8.5. A director may be removed from office,

(a) with or without cause, by Resolution of Shareholders passed at a meeting of Shareholders called for the purposes of removing the director or for purposes including the removal of the director or by a written resolution passed by at least 75 percent of the votes of the Shareholders of the Company entitled to vote; or

(b) with cause, by Resolution of Directors passed at a meeting of directors called for the purpose of removing the director or for purposes including the removal of the director.

8.6. A director may resign his office by giving written notice of his resignation to the Company and the resignation has effect from the date the notice is received by the Company or from such later date as may be specified in the notice. A director shall resign forthwith as a director if he is, or becomes, disqualified from acting as a director under the Act.

8.7. The directors may at any time appoint any person to be a director either to fill a vacancy or as an addition to the existing directors. Where the directors appoint a person as director to fill a vacancy, the term shall not exceed the term that remained when the person who has ceased to be a director ceased to hold office.

8.8. A vacancy in relation to directors occurs if a director dies or otherwise ceases to hold office prior to the expiration of his term of office.

8.9. Where the Company only has one Shareholder who is an individual and that Shareholder is also the sole director of the Company, the sole Shareholder/director may, by instrument in writing, nominate a person who is not disqualified from being a director of the Company as a reserve director of the Company to act in the place of the sole director in the event of his death.

8.10. The nomination of a person as a reserve director of the Company ceases to have effect if:

(a) before the death of the sole Shareholder/director who nominated him,

(i) he resigns as reserve director, or

(ii) the sole Shareholder/director revokes the nomination in writing; or

(b) the sole Shareholder/director who nominated him ceases to be able to be the sole Shareholder/director of the Company for any reason other than his death.

8.11. The Company shall keep a register of directors containing:

(a) the names and addresses of the persons who are directors of the Company or who have been nominated as reserve directors of the Company;

(b) the date on which each person whose name is entered in the register was appointed as a director, or nominated as a reserve director, of the Company;

(c) the date on which each person named as a director ceased to be a director of the Company;

(d) the date on which the nomination of any person nominated as a reserve director ceased to have effect; and

(e) such other information as may be prescribed by the Act.

8.12. The register of directors may be kept in any such form as the directors may approve, but if it is in magnetic, electronic or other data storage form, the Company must be able to produce legible evidence of its contents. Until a Resolution of Directors determining otherwise is passed, the magnetic, electronic or other data storage shall be the original register of directors.

8.13. The directors may, by Resolution of Directors, fix the emoluments of directors with respect to services to be rendered in any capacity to the Company.

8.14. A director is not required to hold a Share as a qualification to office.

8.15. A director, by written instrument deposited at the registered office of the Company may from time to time appoint another director or another person who is not disqualified for appointment as a director under section 111 of the Act to be his alternate to:

(a) exercise the appointing director's powers; and

(b) carry out the appointing director's responsibilities,

in relation to the taking of decisions by the directors in the absence of the appointing director.

8.16. No person shall be appointed as an alternate director unless he has consented in writing to be an alternate director. The appointment of an alternate director does not take effect until written notice of the appointment has been deposited at the registered office of the Company.

8.17. The appointing director may, at any time, terminate or vary the alternate's appointment. The termination or variation of the appointment of an alternate director does not take effect until written notice of the termination or variation has been deposited at the registered office of the Company, save that if a director shall die or cease to hold the office of director, the appointment of his alternate shall thereupon cease and terminate immediately without the need of notice.

8.18. An alternate director has no power to appoint an alternate, whether of the appointing director or of the alternate director.

8.19. An alternate director has the same rights as the appointing director in relation to any directors' meeting and any written resolution of directors circulated for written consent. Unless stated otherwise in the notice of the appointment of the alternate, or a notice of variation of the appointment, if undue delay or difficulty would be occasioned by giving notice to a director of a resolution of which his approval is sought in accordance with these Articles his alternate (if any) shall be entitled to signify approval of the same on behalf of that director. Any exercise by the alternate director of the appointing director's powers in relation to the taking of decisions by the directors is as effective as if the powers were exercised by the appointing director. An alternate director does not act as an agent of or for the appointing director and is liable for his own acts and omissions as an alternate director.

8.20. The remuneration of an alternate director (if any) shall be payable out of the remuneration payable to the director appointing him (if any), as agreed between such alternate and the director appointing him.

9. POWERS OF DIRECTORS

9.1. The business and affairs of the Company shall be managed by, or under the direction or supervision of, the directors of the Company. The directors of the Company have all the powers necessary for managing, and for directing and supervising, the business and affairs of the Company. The directors may pay all expenses incurred preliminary to and in connection with the incorporation of the Company and may exercise all such powers of the Company as are not by the Act or by the Memorandum or the Articles required to be exercised by the Shareholders.

9.2. Each director shall exercise his powers for a proper purpose and shall not act or agree to the Company acting in a manner that contravenes the Memorandum, the Articles or the Act. Each director, in exercising his powers or performing his duties, shall act honestly and in good faith in what the director believes to be the best interests of the Company.

9.3. If the Company is the wholly owned subsidiary of a holding company, a director of the Company may, when exercising powers or performing duties as a director, act in a manner which he believes is in the best interests of the holding company even though it may not be in the best interests of the Company.

9.4. Any director which is a body corporate may appoint any individual as its duly authorised representative for the purpose of representing it at meetings of the directors, with respect to the signing of consents or otherwise.

9.5. The continuing directors may act notwithstanding any vacancy in their body.

9.6. The directors may by Resolution of Directors exercise all the powers of the Company to incur indebtedness, liabilities or obligations and to secure indebtedness, liabilities or obligations whether of the Company or of any third party.

9.7. All cheques, promissory notes, drafts, bills of exchange and other negotiable instruments and all receipts for moneys paid to the Company shall be signed, drawn, accepted, endorsed or otherwise executed, as the case may be, in such manner as shall from time to time be determined by Resolution of Directors.

9.8. For the purposes of Section 175 (*Disposition of assets*) of the Act, the directors may by Resolution of Directors determine that any sale, transfer, lease, exchange or other disposition is in the usual or regular course of the business carried on by the Company and such determination is, in the absence of fraud, conclusive.

10. PROCEEDINGS OF DIRECTORS

10.1. Any one director of the Company may call a meeting of the directors by sending a written notice to each other director.

10.2. The directors of the Company or any committee thereof may meet at such times and in such manner and places within or outside the British Virgin Islands as the directors may determine to be necessary or desirable.

10.3. A director is deemed to be present at a meeting of directors if he participates by telephone or other electronic means and all directors participating in the meeting are able to hear each other.

10.4. A director shall be given not less than 3 days' notice of meetings of directors, but a meeting of directors held without 3 days' notice having been given to all directors shall be valid if all the directors entitled to vote at the meeting who do not attend waive notice of the meeting, and for this purpose the presence of a director at a meeting shall constitute waiver by that director. The inadvertent failure to give notice of a meeting to a director, or the fact that a director has not received the notice, does not invalidate the meeting.

10.5. A meeting of directors is duly constituted for all purposes if at the commencement of the meeting there are present in person or by alternate not less than one-half of the total number of directors, unless there are only 2 directors in which case the quorum is 2.

10.6. If the Company has only one director the provisions herein contained for meetings of directors do not apply and such sole director has full power to represent and act for the Company in all matters as are not by the Act, the Memorandum or the Articles required to be exercised by the Shareholders. In lieu of minutes of a meeting the sole director shall record in writing and sign a note or memorandum of all matters requiring a Resolution of Directors. Such a note or memorandum constitutes sufficient evidence of such resolution for all purposes.

10.7. At meetings of directors at which the Chairman of the Board is present, he shall preside as chairman of the meeting. If there is no Chairman of the Board or if the Chairman of the Board is not present, the directors present shall choose one of their number to be chairman of the meeting.

10.8. An action that may be taken by the directors or a committee of directors at a meeting may also be taken by a Resolution of Directors or a resolution of a committee of directors consented to in writing or by telex, telegram, cable or other written electronic communication by a majority of the directors or by a majority of the members of the committee, as the case may be, without the need for any notice. A written resolution consented to in such manner may consist of several documents, including written electronic communication, in like form each signed or assented to by one or more directors. If the consent is in one or more counterparts, and the counterparts bear different dates, then the resolution shall take effect on the date upon which the last director has consented to the resolution by signed counterparts.

11. COMMITTEES

11.1. The directors may, by Resolution of Directors, designate one or more committees, each consisting of one or more directors, and delegate one or more of their powers, including the power to affix the Seal, to the committee.

11.2. The directors have no power to delegate to a committee of directors any of the following powers:

(a) to amend the Memorandum or the Articles;

(b) to designate committees of directors;

(c) to delegate powers to a committee of directors;

(d) to appoint or remove directors;

(e) to appoint or remove an agent;

(f) to approve a plan of merger, consolidation or arrangement;

(g) to make a declaration of solvency or to approve a liquidation plan; or

(h) to make a determination that immediately after a proposed Distribution the value of the Company's assets will exceed its liabilities and the Company will be able to pay its debts as they fall due.

11.3. Sub-Regulation 11.2(b) and (c) do not prevent a committee of directors, where authorised by the Resolution of Directors appointing such committee or by a subsequent Resolution of Directors, from appointing a sub-committee and delegating powers exercisable by the committee to the sub-committee.

11.4. The meetings and proceedings of each committee of directors consisting of 2 or more directors shall be governed *mutatis mutandis* by the provisions of the Articles regulating the proceedings of directors so far as the same are not superseded by any provisions in the Resolution of Directors establishing the committee.

11.5. Where the directors delegate their powers to a committee of directors they remain responsible for the exercise of that power by the committee, unless they believed on reasonable grounds at all times before the exercise of the power that the committee would exercise the power in conformity with the duties imposed on directors of the Company under the Act.

12. OFFICERS AND AGENTS

12.1. The Company may by Resolution of Directors appoint officers of the Company at such times as may be considered necessary or expedient. Such officers may consist of a Chairman of the Board of Directors, a president and one or more vice-presidents, secretaries and treasurers and such other officers as may from time to time be considered necessary or expedient. Any number of offices may be held by the same person.

12.2. The officers shall perform such duties as are prescribed at the time of their appointment subject to any modification in such duties as may be prescribed thereafter by Resolution of Directors. In the absence of any specific prescription of duties it shall be the responsibility of the Chairman of the Board to preside at meetings of directors and Shareholders, the president to manage the day to day affairs of the Company, the vice-presidents to act in order of seniority in the absence of the president but otherwise to perform such duties as may be delegated to them by the president, the secretaries to maintain the register of members, minute books and records (other than financial records) of the Company and to ensure compliance with all procedural requirements imposed on the Company by applicable law, and the treasurer to be responsible for the financial affairs of the Company.

12.3. The emoluments of all officers shall be fixed by Resolution of Directors.

12.4. The officers of the Company shall hold office until their successors are duly appointed, but any officer elected or appointed by the directors may be removed at any time, with or without cause, by Resolution of Directors. Any vacancy occurring in any office of the Company may be filled by Resolution of Directors.

12.5. The directors may, by Resolution of Directors, appoint any person, including a person who is a director, to be an agent of the Company.

12.6. An agent of the Company shall have such powers and authority of the directors, including the power and authority to affix the Seal, as are set forth in the Articles or in the Resolution of Directors appointing the agent, except that no agent has any power or authority with respect to the following:

(a) to amend the Memorandum or the Articles;

(b) to change the registered office or agent;

(c) to designate committees of directors;

(d) to delegate powers to a committee of directors;

(e) to appoint or remove directors;

(f) to appoint or remove an agent;

(g) to fix emoluments of directors;

(h) to approve a plan of merger, consolidation or arrangement;

(i) to make a declaration of solvency or to approve a liquidation plan;

(j) to make a determination that immediately after a proposed Distribution the value of the Company's assets will exceed its liabilities and the Company will be able to pay its debts as they fall due; or

(k) to authorise the Company to continue as a company incorporated under the laws of a jurisdiction outside the British Virgin Islands.

12.7. The Resolution of Directors appointing an agent may authorise the agent to appoint one or more substitutes or delegates to exercise some or all of the powers conferred on the agent by the Company.

12.8. The directors may remove an agent appointed by the Company and may revoke or vary a power conferred on him.

13. CONFLICT OF INTERESTS

13.1. A director of the Company shall, forthwith after becoming aware of the fact that he is interested in a transaction entered into or to be entered into by the Company, disclose the interest to all other directors of the Company.

13.2. For the purposes of Sub-Regulation 13.1, a disclosure to all other directors to the effect that a director is a member, director or officer of another named entity or has a fiduciary relationship with respect to the entity or a named individual and is to be regarded as interested in any transaction which may, after the date of the entry into the transaction or disclosure of the interest, be entered into with that entity or individual, is a sufficient disclosure of interest in relation to that transaction.

13.3. A director of the Company who is interested in a transaction entered into or to be entered into by the Company may:

(a) vote on a matter relating to the transaction;

(b) attend a meeting of directors at which a matter relating to the transaction arises and be included among the directors present at the meeting for the purposes of a quorum; and

(c) sign a document on behalf of the Company, or do any other thing in his capacity as a director, that relates to the transaction,

and, subject to compliance with the Act shall not, by reason of his office be accountable to the Company for any benefit which he derives from such transaction and no such transaction shall be liable to be avoided on the grounds of any such interest or benefit.

14. INDEMNIFICATION

14.1. Subject to the limitations hereinafter provided the Company shall indemnify against all expenses, including legal fees, and against all judgments, fines and amounts paid in settlement and reasonably incurred in connection with legal, administrative or investigative proceedings any person who:

(a) is or was a party or is threatened to be made a party to any threatened, pending or completed proceedings, whether civil, criminal, administrative or investigative, by reason of the fact that the person is or was a director of the Company; or

(b) is or was, at the request of the Company, serving as a director of, or in any other capacity is or was acting for, another body corporate or a partnership, joint venture, trust or other enterprise.

14.2. The indemnity in Sub-Regulation 14.1 only applies if the person acted honestly and in good faith with a view to the best interests of the Company and, in the case of criminal proceedings, the person had no reasonable cause to believe that their conduct was unlawful.

14.3. For the purposes of Sub-Regulation 14.2, a director acts in the best interests of the Company if he acts in the best interests of

(a) the Company's holding company; or

(b) a Shareholder or Shareholders;

in either case, in the circumstances specified in Sub-Regulation 9.3 or the Act, as the case may be.

14.4. The decision of the directors as to whether the person acted honestly and in good faith and with a view to the best interests of the Company and as to whether the person had no reasonable cause to believe that his conduct was unlawful is, in the absence of fraud, sufficient for the purposes of the Articles, unless a question of law is involved.

14.5. The termination of any proceedings by any judgment, order, settlement, conviction or the entering of a *nolle prosequi* does not, by itself, create a presumption that the person did not act honestly and in good faith and with a view to the best interests of the Company or that the person had reasonable cause to believe that his conduct was unlawful.

13.2. For the purposes of Sub-Regulation 13.1, a disclosure to all other directors to the effect that a director is a member, director or officer of another named entity or has a fiduciary relationship with respect to the entity or a named individual and is to be regarded as interested in any transaction which may, after the date of the entry into the transaction or disclosure of the interest, be entered into with that entity or individual, is a sufficient disclosure of interest in relation to that transaction.

13.3. A director of the Company who is interested in a transaction entered into or to be entered into by the Company may:

(a) vote on a matter relating to the transaction;

(b) attend a meeting of directors at which a matter relating to the transaction arises and be included among the directors present at the meeting for the purposes of a quorum; and

(c) sign a document on behalf of the Company, or do any other thing in his capacity as a director, that relates to the transaction,

and, subject to compliance with the Act shall not, by reason of his office be accountable to the Company for any benefit which he derives from such transaction and no such transaction shall be liable to be avoided on the grounds of any such interest or benefit.

14. INDEMNIFICATION

14.1. Subject to the limitations hereinafter provided the Company shall indemnify against all expenses, including legal fees, and against all judgments, fines and amounts paid in settlement and reasonably incurred in connection with legal, administrative or investigative proceedings any person who:

(a) is or was a party or is threatened to be made a party to any threatened, pending or completed proceedings, whether civil, criminal, administrative or investigative, by reason of the fact that the person is or was a director of the Company; or

(b) is or was, at the request of the Company, serving as a director of, or in any other capacity is or was acting for, another body corporate or a partnership, joint venture, trust or other enterprise.

14.2. The indemnity in Sub-Regulation 14.1 only applies if the person acted honestly and in good faith with a view to the best interests of the Company and, in the case of criminal proceedings, the person had no reasonable cause to believe that their conduct was unlawful.

14.3. For the purposes of Sub-Regulation 14.2, a director acts in the best interests of the Company if he acts in the best interests of

(a) the Company's holding company; or

(b) a Shareholder or Shareholders;

in either case, in the circumstances specified in Sub-Regulation 9.3 or the Act, as the case may be.

14.4. The decision of the directors as to whether the person acted honestly and in good faith and with a view to the best interests of the Company and as to whether the person had no reasonable cause to believe that his conduct was unlawful is, in the absence of fraud, sufficient for the purposes of the Articles, unless a question of law is involved.

14.5. The termination of any proceedings by any judgment, order, settlement, conviction or the entering of a *nolle prosequi* does not, by itself, create a presumption that the person did not act honestly and in good faith and with a view to the best interests of the Company or that the person had reasonable cause to believe that his conduct was unlawful.

14.6. Expenses, including legal fees, incurred by a director in defending any legal, administrative or investigative proceedings may be paid by the Company in advance of the final disposition of such proceedings upon receipt of an undertaking by or on behalf of the director to repay the amount if it shall ultimately be determined that the director is not entitled to be indemnified by the Company in accordance with Sub-Regulation 14.1.

14.7. Expenses, including legal fees, incurred by a former director in defending any legal, administrative or investigative proceedings may be paid by the Company in advance of the final disposition of such proceedings upon receipt of an undertaking by or on behalf of the former director to repay the amount if it shall ultimately be determined that the former director is not entitled to be indemnified by the Company in accordance with Sub-Regulation 14.1 and upon such terms and conditions, if any, as the Company deems appropriate.

14.8. The indemnification and advancement of expenses provided by, or granted pursuant to, this section is not exclusive of any other rights to which the person seeking indemnification or advancement of expenses may be entitled under any agreement, Resolution of Shareholders, resolution of disinterested directors or otherwise, both as acting in the person's official capacity and as to acting in another capacity while serving as a director of the Company.

14.9. If a person referred to in Sub-Regulation 14.1 has been successful in defence of any proceedings referred to in Sub-Regulation 14.1, the person is entitled to be indemnified against all expenses, including legal fees, and against all judgments, fines and amounts paid in settlement and reasonably incurred by the person in connection with the proceedings.

14.10. The Company may purchase and maintain insurance in relation to any person who is or was a director, officer or liquidator of the Company, or who at the request of the Company is or was serving as a director, officer or liquidator of, or in any other capacity is or was acting for, another company or a partnership, joint venture, trust or other enterprise, against any liability asserted against the person and incurred by the person in that capacity, whether or not the Company has or would have had the power to indemnify the person against the liability as provided in the Articles.

15. RECORDS

15.1. The Company shall keep the following documents at the office of its registered agent:

(a) the Memorandum and the Articles;

(b) the register of members, or a copy of the register of members;

(c) the register of directors, or a copy of the register of directors; and

(d) copies of all notices and other documents filed by the Company with the Registrar of Corporate Affairs in the previous 10 years.

15.2. Until the directors determine otherwise by Resolution of Directors the Company shall keep the original register of members and original register of directors at the office of its registered agent.

15.3. If the Company maintains only a copy of the register of members or a copy of the register of directors at the office of its registered agent, it shall:

(a) within 15 days of any change in either register, notify the registered agent in writing of the change; and

(b) provide the registered agent with a written record of the physical address of the place or places at which the original register of members or the original register of directors is kept.

15.4. The Company shall keep the following records at the office of its registered agent or at such other place or places, within or outside the British Virgin Islands, as the directors may determine:

(a) minutes of meetings and Resolutions of Shareholders and classes of Shareholders;

(b) minutes of meetings and Resolutions of Directors and committees of directors; and

(c) an impression of the Seal.

15.5. Where any original records referred to in this Regulation are maintained other than at the office of the registered agent of the Company, and the place at which the original records is changed, the Company shall provide the registered agent with the physical address of the new location of the records of the Company within 14 days of the change of location.

15.6. The records kept by the Company under this Regulation shall be in written form or either wholly or partly as electronic records complying with the requirements of the Electronic Transactions Act, 2001 (No. 5 of 2001) as from time to time amended or re-enacted.

16. REGISTER OF CHARGES

The Company shall maintain at the office of its registered agent a register of charges in which there shall be entered the following particulars regarding each mortgage, charge and other encumbrance created by the Company:

(a) the date of creation of the charge;

(b) a short description of the liability secured by the charge;

(c) a short description of the property charged;

(d) the name and address of the trustee for the security or, if there is no such trustee, the name and address of the chargee;

(e) unless the charge is a security to bearer, the name and address of the holder of the charge; and

(f) details of any prohibition or restriction contained in the instrument creating the charge on the power of the Company to create any future charge ranking in priority to or equally with the charge.

17. SEAL

The Company shall have a Seal and may have more than one Seal and references herein to the Seal shall be references to every Seal which shall have been duly adopted by Resolution of Directors. The directors shall provide for the safe custody of the Seal and for an imprint thereof to be kept at the registered office. Except as otherwise expressly provided herein the Seal when affixed to any written instrument shall be witnessed and attested to by the signature of any one director or other person so authorised from time to time by Resolution of Directors. Such authorisation may be before or after the Seal is affixed, may be general or specific and may refer to any number of sealings. The directors may provide for a facsimile of the Seal and of the signature of any director or authorised person which may be reproduced by printing or other means on any instrument and it shall have the same force and validity as if the Seal had been affixed to such instrument and the same had been attested to as hereinbefore described.

18. DISTRIBUTIONS

18.1. The directors of the Company may, by Resolution of Directors, authorise a Distribution at a time and of an amount they think fit if they are satisfied, on reasonable grounds, that, immediately after the Distribution, the value of the Company's assets will exceed its liabilities and the Company will be able to pay its debts as they fall due.

18.2. Distributions may be paid in money, Shares, or other property.

18.3. Notice of any Distribution that may have been declared shall be given to each Shareholder as specified in Sub-Regulation 20.1 and all Distributions unclaimed for 3 years after having been declared may be forfeited by Resolution of Directors for the benefit of the Company.

18.4. No Distributions shall bear interest as against the Company and no Distribution shall be paid on Treasury Shares.

19. ACCOUNTS AND AUDIT

19.1. The Company shall keep records that are sufficient to show and explain the Company's transactions and that will, at any time, enable the financial position of the Company to be determined with reasonable accuracy.

19.2. The Company may by Resolution of Shareholders call for the directors to prepare periodically and make available a profit and loss account and a balance sheet. The profit and loss account and balance sheet shall be drawn up so as to give respectively a true and fair view of the profit and loss of the Company for a financial period and a true and fair view of the assets and liabilities of the Company as at the end of a financial period.

19.3. The Company may by Resolution of Shareholders call for the accounts to be examined by auditors.

19.4. The first auditors shall be appointed by Resolution of Directors; subsequent auditors shall be appointed by Resolution of Shareholders or by Resolution of Directors.

19.5. The auditors may be Shareholders, but no director or other officer shall be eligible to be an auditor of the Company during their continuance in office.

19.6. The remuneration of the auditors of the Company may be fixed by Resolution of Directors.

19.7. The auditors shall examine each profit and loss account and balance sheet required to be laid before a meeting of the Shareholders or otherwise given to Shareholders and shall state in a written report whether or not:

(a) in their opinion the profit and loss account and balance sheet give a true and fair view respectively of the profit and loss for the period covered by the accounts, and of the assets and liabilities of the Company at the end of that period; and

(b) all the information and explanations required by the auditors have been obtained.

19.8. The report of the auditors shall be annexed to the accounts and shall be read at the meeting of Shareholders at which the accounts are laid before the Company or shall be otherwise given to the Shareholders.

19.9. Every auditor of the Company shall have a right of access at all times to the books of account and vouchers of the Company, and shall be entitled to require from the directors and officers of the Company such information and explanations as he thinks necessary for the performance of the duties of the auditors.

19.10. The auditors of the Company shall be entitled to receive notice of, and to attend any meetings of Shareholders at which the Company's profit and loss account and balance sheet are to be presented.

20. NOTICES

20.1. Any notice, information or written statement to be given by the Company to Shareholders may be given by personal service or by mail addressed to each Shareholder at the address shown in the register of members.

20.2. Any summons, notice, order, document, process, information or written statement to be served on the Company may be served by leaving it, or by sending it by registered mail addressed to the Company, at its registered office, or by leaving it with, or by sending it by registered mail to, the registered agent of the Company.

20.3. Service of any summons, notice, order, document, process, information or written statement to be served on the Company may be proved by showing that the summons, notice, order, document, process, information or written statement was delivered to the registered office or the registered agent of the Company or that it was mailed in such time as to admit to its being delivered to the registered office or the registered agent of the Company in the normal course of delivery within the period prescribed for service and was correctly addressed and the postage was prepaid.

21. VOLUNTARY LIQUIDATION

The Company may by Resolution of Shareholders or, subject to section 199(2) of the Act, by Resolution of Directors appoint a voluntary liquidator.

22. CONTINUATION

The Company may by Resolution of Shareholders or by a Resolution of Directors continue as a company incorporated under the laws of a jurisdiction outside the British Virgin Islands in the manner provided under those laws.

We, OFFSHORE INCORPORATIONS LIMITED of P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands for the purpose of incorporating a BVI Business Company under the laws of the British Virgin Islands hereby sign these Articles of Association the 22nd day of July, 2013.

Incorporator



....

(Sd.) Rexella D. Hodge
Authorised Signatory
OFFSHORE INCORPORATIONS LIMITED

"**Resolution of Shareholders**" means either:

(a) a resolution approved at a duly convened and constituted meeting of the Shareholders of the Company by the affirmative vote of a majority of in excess of 50 percent of the votes of the Shares entitled to vote thereon which were present at the meeting and were voted; or

(b) a resolution consented to in writing by a majority of in excess of 50 percent of the votes of Shares entitled to vote thereon;

"**Seal**" means any seal which has been duly adopted as the common seal of the Company;

"**Securities**" means Shares and debt obligations of every kind of the Company, and including without limitation options, warrants and rights to acquire Shares or debt obligations;

"**Share**" means a share issued or to be issued by the Company;

"**Shareholder**" means a Person whose name is entered in the register of members as the holder of one or more Shares or fractional Shares;

"**Treasury Share**" means a Share that was previously issued but was repurchased, redeemed or otherwise acquired by the Company and not cancelled; and

"**Written**" or any term of like import includes information generated, sent, received or stored by electronic, electrical, digital, magnetic, optical, electromagnetic, biometric or photonic means, including electronic data interchange, electronic mail, telegram, telex or telecopy, and "**in writing**" shall be construed accordingly.

1.2. In the Memorandum and the Articles, unless the context otherwise requires a reference to:

(a) a "**Regulation**" is a reference to a regulation of the Articles;

(b) a "**Clause**" is a reference to a clause of the Memorandum;

(c) voting by Shareholders is a reference to the casting of the votes attached to the Shares held by the Shareholder voting;

(d) the Act, the Memorandum or the Articles is a reference to the Act or those documents as amended or, in the case of the Act, any re-enactment thereof and any subsidiary legislation made thereunder; and

(e) the singular includes the plural and vice versa.

1.3. Any words or expressions defined in the Act unless the context otherwise requires bear the same meaning in the Memorandum and the Articles unless otherwise defined herein.

1.4. Headings are inserted for convenience only and shall be disregarded in interpreting the Memorandum and the Articles.

2. NAME

The name of the Company is Peninsula Yangon Holdings (BVI) Limited.

3. STATUS

The Company is a company limited by Shares.

4. REGISTERED OFFICE AND REGISTERED AGENT

4.1. The first registered office of the Company is at P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands, the office of the first registered agent.

4.2. The first registered agent of the Company is Offshore Incorporations Limited of P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands.

4.3. The Company may by Resolution of Shareholders or by Resolution of Directors change the location of its registered office or change its registered agent.

4.4. Any change of registered office or registered agent will take effect on the registration by the Registrar of a notice of the change filed by the existing registered agent or a legal practitioner in the British Virgin Islands acting on behalf of the Company.

5. CAPACITY AND POWERS

5.1. Subject to the Act and any other British Virgin Islands legislation, the Company has, irrespective of corporate benefit:

(a) full capacity to carry on or undertake any business or activity, do any act or enter into any transaction; and

(b) for the purposes of paragraph (a), full rights, powers and privileges.

5.2. For the purposes of section 9(4) of the Act, there are no limitations on the business that the Company may carry on.

6. NUMBER AND CLASSES OF SHARES

6.1. Shares in the company shall be issued in the currency of the United States of America.

6.2. The Company is authorised to issue a maximum of 50,000 Shares of a single class each with a par value of US$1.00.

6.3. The Company may issue fractional Shares and a fractional Share shall have the corresponding fractional rights, obligations and liabilities of a whole Share of the same class or series of Shares.

6.4. Shares may be issued in one or more series of Shares as the directors may by Resolution of Directors determine from time to time.

7. RIGHTS OF SHARES

7.1. Each Share confers upon the Shareholder:

(a) the right to one vote at a meeting of the Shareholders or on any Resolution of Shareholders;

(b) the right to an equal share in any dividend paid by the Company; and

(c) the right to an equal share in the distribution of the surplus assets of the Company on its liquidation.

7.2. The Company may by Resolution of Directors redeem, purchase or otherwise acquire all or any of the Shares subject to Regulation 3 of the Articles.

8. VARIATION OF RIGHTS

If at any time the Shares are divided into different classes, the rights attached to any class may only be varied, whether or not the Company is in liquidation, with the consent in writing of or by a resolution passed at a meeting by the holders of not less than 50 percent of the issued Shares in that class.

9. RIGHTS NOT VARIED BY THE ISSUE OF SHARES PARI PASSU

The rights conferred upon the holders of the Shares of any class shall not, unless otherwise expressly provided by the terms of issue of the Shares of that class, be deemed to be varied by the creation or issue of further Shares ranking *pari passu* therewith.

10. REGISTERED SHARES

10.1. The Company shall issue Registered Shares only.

10.2. The Company is not authorised to issue Bearer Shares, convert Registered Shares to Bearer Shares or exchange Registered Shares for Bearer Shares.

11. TRANSFER OF SHARES

11.1. The Company shall, on receipt of an instrument of transfer complying with Sub-Regulation 6.1 of the Articles, enter the name of the transferee of a Share in the register of members unless the directors resolve to refuse or delay the registration of the transfer for reasons that shall be specified in a Resolution of Directors.

11.2. The directors may not resolve to refuse or delay the transfer of a Share unless the Shareholder has failed to pay an amount due in respect of the Share.

12. AMENDMENT OF THE MEMORANDUM AND THE ARTICLES

12.1. Subject to Clause 8, the Company may amend the Memorandum or the Articles by Resolution of Shareholders or by Resolution of Directors, save that no amendment may be made by Resolution of Directors:

(a) to restrict the rights or powers of the Shareholders to amend the Memorandum or the Articles;

(b) to change the percentage of Shareholders required to pass a Resolution of Shareholders to amend the Memorandum or the Articles;

(c) in circumstances where the Memorandum or the Articles cannot be amended by the Shareholders; or

(d) to Clauses 7, 8, 9 or this Clause 12.

12.2. Any amendment of the Memorandum or the Articles will take effect on the registration by the Registrar of a notice of amendment, or restated Memorandum and Articles, filed by the registered agent.

We, OFFSHORE INCORPORATIONS LIMITED of P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands for the purpose of incorporating a BVI Business Company under the laws of the British Virgin Islands hereby sign this Memorandum of Association the 22nd day of July, 2013.

Incorporator

....

(Sd.) Rexella D. Hodge
Authorised Signatory
OFFSHORE INCORPORATIONS LIMITED



TERRITORY OF THE BRITISH VIRGIN ISLANDS
THE BVI BUSINESS COMPANIES ACT, 2004

ARTICLES OF ASSOCIATION

OF

Peninsula Yangon Holdings (BVI) Limited

A COMPANY LIMITED BY SHARES

1. REGISTERED SHARES

1.1. Every Shareholder is entitled, on request to a certificate signed by a director or officer of the Company, or any other person authorised by Resolution of Directors, or under the Seal specifying the number of Shares held by him and the signature of the director, officer or authorised person and the Seal may be facsimiles.

1.2. Any Shareholder receiving a certificate shall indemnify and hold the Company and its directors and officers harmless from any loss or liability which it or they may incur by reason of any wrongful or fraudulent use or representation made by any person by virtue of the possession thereof. If a certificate for Shares is worn out or lost it may be renewed on production of the worn out certificate or on satisfactory proof of its loss together with such indemnity as may be required by Resolution of Directors.

1.3. If several Persons are registered as joint holders of any Shares, any one of such Persons may give an effectual receipt for any Distribution.

2. SHARES

2.1. Shares and other Securities may be issued at such times, to such Persons, for such consideration and on such terms as the directors may by Resolution of Directors determine.

2.2. Section 46 of the Act *(Pre-emptive rights)* does not apply to the Company.

2.3. A Share may be issued for consideration in any form, including money, a promissory note, or other written obligation to contribute money or property, real property, personal property (including goodwill and know-how), services rendered or a contract for future services.

2.4. The consideration for a Share with par value shall not be less than the par value of the Share. If a Share with par value is issued for consideration less than the par value, the person to whom the Share is issued is liable to pay to the Company an amount equal to the difference between the issue price and the par value.

2.5. No Shares may be issued for a consideration other than money, unless a Resolution of Directors has been passed stating:

(a) the amount to be credited for the issue of the Shares;

(b) the determination of the directors of the reasonable present cash value of the non-money consideration for the issue; and

(c) that, in the opinion of the directors, the present cash value of the non-money consideration for the issue is not less than the amount to be credited for the issue of the Shares.

2.6. The consideration paid for any Share, whether a par value Share or a no par value Share, shall not be treated as a liability or debt of the Company for the purposes of:

(a) the solvency test in Regulations 3 and 18; and

(b) sections 197 and 209 of the Act.

2.7. The Company shall keep a register (the "**register of members**") containing:

(a) the names and addresses of the Persons who hold Shares;

(b) the number of each class and series of Shares held by each Shareholder;

(c) the date on which the name of each Shareholder was entered in the register of members; and

(d) the date on which any Person ceased to be a Shareholder.

2.8. The register of members may be in any such form as the directors may approve, but if it is in magnetic, electronic or other data storage form, the Company must be able to produce legible evidence of its contents. Until the directors otherwise determine, the magnetic, electronic or other data storage form shall be the original register of members.

2.9. A Share is deemed to be issued when the name of the Shareholder is entered in the register of members.

3. **REDEMPTION OF SHARES AND TREASURY SHARES**

3.1. The Company may purchase, redeem or otherwise acquire and hold its own Shares in such manner and upon such other terms as the directors may agree with the relevant Shareholder(s) save that the Company may not purchase, redeem or otherwise acquire its own Shares without the consent of Shareholders whose Shares are to be purchased, redeemed or otherwise acquired unless the Company is permitted by the Act or any other provision in the Memorandum or Articles to purchase, redeem or otherwise acquire the Shares without their consent.

3.2. The Company may only offer to purchase, redeem or otherwise acquire Shares if the Resolution of Directors authorising the purchase, redemption or other acquisition contains a statement that the directors are satisfied, on reasonable grounds, that immediately after the acquisition the value of the Company's assets will exceed its liabilities and the Company will be able to pay its debts as they fall due.

3.3. Sections 60 (*Process for acquisition of own Shares*), 61 (*Offer to one or more shareholders*) and 62 (*Shares redeemed otherwise than at the option of company*) of the Act shall not apply to the Company.

3.4. Shares that the Company purchases, redeems or otherwise acquires pursuant to this Regulation may be cancelled or held as Treasury Shares except to the extent that such Shares are in excess of 50 percent of the issued Shares in which case they shall be cancelled but they shall be available for reissue.

3.5. All rights and obligations attaching to a Treasury Share are suspended and shall not be exercised by the Company while it holds the Share as a Treasury Share.

3.6. Treasury Shares may be transferred by the Company on such terms and conditions (not otherwise inconsistent with the Memorandum and the Articles) as the Company may by Resolution of Directors determine.

3.7. Where Shares are held by another body corporate of which the Company holds, directly or indirectly, Shares having more than 50 percent of the votes in the election of directors of the other body corporate, all rights and obligations attaching to the Shares held by the other body corporate are suspended and shall not be exercised by the other body corporate.

4. MORTGAGES AND CHARGES OF SHARES

4.1. Shareholders may mortgage or charge their Shares.

4.2. There shall be entered in the register of members at the written request of the Shareholder:

(a) a statement that the Shares held by him are mortgaged or charged;

(b) the name of the mortgagee or chargee; and

(c) the date on which the particulars specified in subparagraphs (a) and (b) are entered in the register of members.

4.3. Where particulars of a mortgage or charge are entered in the register of members, such particulars may be cancelled:

(a) with the written consent of the named mortgagee or chargee or anyone authorised to act on his behalf; or

(b) upon evidence satisfactory to the directors of the discharge of the liability secured by the mortgage or charge and the issue of such indemnities as the directors shall consider necessary or desirable.

4.4. Whilst particulars of a mortgage or charge over Shares are entered in the register of members pursuant to this Regulation:

(a) no transfer of any Share the subject of those particulars shall be effected;

(b) the Company may not purchase, redeem or otherwise acquire any such Share; and

(c) no replacement certificate shall be issued in respect of such Shares,

without the written consent of the named mortgagee or chargee.

5. FORFEITURE

5.1. Shares that are not fully paid on issue are subject to the forfeiture provisions set forth in this Regulation.

5.2. A written notice of call specifying the date for payment to be made shall be served on the Shareholder who defaults in making payment in respect of the Shares.

5.3. The written notice of call referred to in Sub-Regulation 5.2 shall name a further date not earlier than the expiration of 14 days from the date of service of the notice on or before which the payment required by the notice is to be made and shall contain a statement that in the event of non-payment at or before the time named in the notice the Shares, or any of them, in respect of which payment is not made will be liable to be forfeited.

5.4. Where a written notice of call has been issued pursuant to Sub-Regulation 5.3 and the requirements of the notice have not been complied with, the directors may, at any time before tender of payment, forfeit and cancel the Shares to which the notice relates.

5.5. The Company is under no obligation to refund any moneys to a Shareholder whose Shares have been cancelled pursuant to Sub-Regulation 5.4 and that Shareholder shall be discharged from any further obligation to the Company.

6. TRANSFER OF SHARES

6.1. Subject to the Memorandum, Shares may be transferred by a written instrument of transfer signed by the transferor and containing the name and address of the transferee, which shall be sent to the Company for registration.

6.2. The transfer of a Share is effective when the name of the transferee is entered on the register of members.

6.3. If the directors of the Company are satisfied that an instrument of transfer relating to Shares has been signed but that the instrument has been lost or destroyed, they may resolve by Resolution of Directors:

(a) to accept such evidence of the transfer of Shares as they consider appropriate; and

(b) that the transferee's name should be entered in the register of members notwithstanding the absence of the instrument of transfer.

6.4. Subject to the Memorandum, the personal representative of a deceased Shareholder may transfer a Share even though the personal representative is not a Shareholder at the time of the transfer.

7. MEETINGS AND CONSENTS OF SHAREHOLDERS

7.1. Any director of the Company may convene meetings of the Shareholders at such times and in such manner and places within or outside the British Virgin Islands as the director considers necessary or desirable.

7.2. Upon the written request of Shareholders entitled to exercise 30 percent or more of the voting rights in respect of the matter for which the meeting is requested the directors shall convene a meeting of Shareholders.

7.3. The director convening a meeting shall give not less than 7 days' notice of a meeting of Shareholders to:

(a) those Shareholders whose names on the date the notice is given appear as Shareholders in the register of members and are entitled to vote at the meeting; and

(b) the other directors.

7.4. The director convening a meeting of Shareholders may fix as the record date for determining those Shareholders that are entitled to vote at the meeting the date notice is given of the meeting, or such other date as may be specified in the notice, being a date not earlier than the date of the notice.

7.5. A meeting of Shareholders held in contravention of the requirement to give notice is valid if Shareholders holding at least 90 percent of the total voting rights on all the matters to be considered at the meeting have waived notice of the meeting and, for this purpose, the presence of a Shareholder at the meeting shall constitute waiver in relation to all the Shares which that Shareholder holds.

7.6. The inadvertent failure of a director who convenes a meeting to give notice of a meeting to a Shareholder or another director, or the fact that a Shareholder or another director has not received notice, does not invalidate the meeting.

7.7. A Shareholder may be represented at a meeting of Shareholders by a proxy who may speak and vote on behalf of the Shareholder.

7.8. The instrument appointing a proxy shall be produced at the place designated for the meeting before the time for holding the meeting at which the person named in such instrument proposes to vote. The notice of the meeting may specify an alternative or additional place or time at which the proxy shall be presented.

7.9. The instrument appointing a proxy shall be in substantially the following form or such other form as the chairman of the meeting shall accept as properly evidencing the wishes of the Shareholder appointing the proxy.

> [COMPANY NAME]
>
> (the "**Company**")
>
> I/We being a Shareholder of the Company HEREBY APPOINT .... of .... or failing him .... of .... to be my/our proxy to vote for me/us at the meeting of Shareholders to be held on the ...... day of ...., 20...... and at any adjournment thereof.
>
> (Any restrictions on voting to be inserted here.)
>
> Signed this ...... day of ...., 20......
>
> ....
>
> Shareholder

7.10. The following applies where Shares are jointly owned:

(a) if two or more persons hold Shares jointly each of them may be present in person or by proxy at a meeting of Shareholders and may speak as a Shareholder;

(b) if only one of the joint owners is present in person or by proxy he may vote on behalf of all joint owners; and

(c) if two or more of the joint owners are present in person or by proxy they must vote as one.

7.11. A Shareholder shall be deemed to be present at a meeting of Shareholders if he participates by telephone or other electronic means and all Shareholders participating in the meeting are able to hear each other.

7.12. A meeting of Shareholders is duly constituted if, at the commencement of the meeting, there are present in person or by proxy not less than 50 percent of the votes of the Shares entitled to vote on Resolutions of Shareholders to be considered at the meeting. A quorum may comprise a single Shareholder or proxy and then such person may pass a Resolution of Shareholders and a certificate signed by such person accompanied where such person be a proxy by a copy of the proxy instrument shall constitute a valid Resolution of Shareholders.

7.13. If within two hours from the time appointed for the meeting a quorum is not present, the meeting, if convened upon the requisition of Shareholders, shall be dissolved; in any other case it shall stand adjourned to the next business day in the jurisdiction in which the meeting was to have been held at the same time and place or to such other time and place as the directors may determine, and if at the adjourned meeting there are present within one hour from the time appointed for the meeting in person or by proxy not less than one third of the votes of the Shares or each class or series of Shares entitled to vote on the matters to be considered by the meeting, those present shall constitute a quorum but otherwise the meeting shall be dissolved.

7.14. At every meeting of Shareholders, the Chairman of the Board shall preside as chairman of the meeting. If there is no Chairman of the Board or if the Chairman of the Board is not present at the meeting, the Shareholders present shall choose one of their number to be the chairman. If the Shareholders are unable to choose a chairman for any reason, then the person representing the greatest number of voting Shares present in person or by proxy at the meeting shall preside as chairman failing which the oldest individual Shareholder or representative of a Shareholder present shall take the chair.

7.15. The chairman may, with the consent of the meeting, adjourn any meeting from time to time, and from place to place, but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.

7.16. At any meeting of the Shareholders the chairman is responsible for deciding in such manner as he considers appropriate whether any resolution proposed has been carried or not and the result of his decision shall be announced to the meeting and recorded in the minutes of the meeting. If the chairman has any doubt as to the outcome of the vote on a proposed resolution, he shall cause a poll to be taken of all votes cast upon such resolution. If the chairman fails to take a poll then any Shareholder present in person or by proxy who disputes the announcement by the chairman of the result of any vote may immediately following such announcement demand that a poll be taken and the chairman shall cause a poll to be taken. If a poll is taken at any meeting, the result shall be announced to the meeting and recorded in the minutes of the meeting.

7.17. Subject to the specific provisions contained in this Regulation for the appointment of representatives of Persons other than individuals the right of any individual to speak for or represent a Shareholder shall be determined by the law of the jurisdiction where, and by the documents by which, the Person is constituted or derives its existence. In case of doubt, the directors may in good faith seek legal advice from any qualified person and unless and until a court of competent jurisdiction shall otherwise rule, the directors may rely and act upon such advice without incurring any liability to any Shareholder or the Company.

7.18. Any Person other than an individual which is a Shareholder may by resolution of its directors or other governing body authorise such individual as it thinks fit to act as its representative at any meeting of Shareholders or of any class of Shareholders, and the individual so authorised shall be entitled to exercise the same rights on behalf of the Shareholder which he represents as that Shareholder could exercise if it were an individual.

7.19. The chairman of any meeting at which a vote is cast by proxy or on behalf of any Person other than an individual may call for a notarially certified copy of such proxy or authority which shall be produced within 7 days of being so requested or the votes cast by such proxy or on behalf of such Person shall be disregarded.

7.20. Directors of the Company may attend and speak at any meeting of Shareholders and at any separate meeting of the holders of any class or series of Shares.

7.21. An action that may be taken by the Shareholders at a meeting may also be taken by a resolution consented to in writing, without the need for any notice, but if any Resolution of Shareholders is adopted otherwise than by the unanimous written consent of all Shareholders, a copy of such resolution shall forthwith be sent to all Shareholders not consenting to such resolution. The consent may be in the form of counterparts, each counterpart being signed by one or more Shareholders. If the consent is in one or more counterparts, and the counterparts bear different dates, then the resolution shall take effect on the earliest date upon which Shareholders holding a sufficient number of votes of Shares to constitute a Resolution of Shareholders have consented to the resolution by signed counterparts.

8. DIRECTORS

8.1. The first directors of the Company shall be appointed by the first registered agent within 6 months of the date of incorporation of the Company; and thereafter, the directors shall be elected by Resolution of Shareholders or by Resolution of Directors.

8.2. No person shall be appointed as a director, alternate director, or nominated as a reserve director, of the Company unless he has consented in writing to be a director, alternate director or to be nominated as a reserve director respectively.

8.3. Subject to Sub-Regulation 8.1, the minimum number of directors shall be one and there shall be no maximum number.

8.4. Each director holds office for the term, if any, fixed by the Resolution of Shareholders or the Resolution of Directors appointing him, or until his earlier death, resignation or removal. If no term is fixed on the appointment of a director, the director serves indefinitely until his earlier death, resignation or removal.

8.5. A director may be removed from office,

(a) with or without cause, by Resolution of Shareholders passed at a meeting of Shareholders called for the purposes of removing the director or for purposes including the removal of the director or by a written resolution passed by at least 75 percent of the votes of the Shareholders of the Company entitled to vote; or

(b) with cause, by Resolution of Directors passed at a meeting of directors called for the purpose of removing the director or for purposes including the removal of the director.

8.6. A director may resign his office by giving written notice of his resignation to the Company and the resignation has effect from the date the notice is received by the Company or from such later date as may be specified in the notice. A director shall resign forthwith as a director if he is, or becomes, disqualified from acting as a director under the Act.

8.7. The directors may at any time appoint any person to be a director either to fill a vacancy or as an addition to the existing directors. Where the directors appoint a person as director to fill a vacancy, the term shall not exceed the term that remained when the person who has ceased to be a director ceased to hold office.

8.8. A vacancy in relation to directors occurs if a director dies or otherwise ceases to hold office prior to the expiration of his term of office.

8.9. Where the Company only has one Shareholder who is an individual and that Shareholder is also the sole director of the Company, the sole Shareholder/director may, by instrument in writing, nominate a person who is not disqualified from being a director of the Company as a reserve director of the Company to act in the place of the sole director in the event of his death.

8.10. The nomination of a person as a reserve director of the Company ceases to have effect if:

(a) before the death of the sole Shareholder/director who nominated him,

(i) he resigns as reserve director, or

(ii) the sole Shareholder/director revokes the nomination in writing; or

(b) the sole Shareholder/director who nominated him ceases to be able to be the sole Shareholder/director of the Company for any reason other than his death.

8.11. The Company shall keep a register of directors containing:

(a) the names and addresses of the persons who are directors of the Company or who have been nominated as reserve directors of the Company;

(b) the date on which each person whose name is entered in the register was appointed as a director, or nominated as a reserve director, of the Company;

(c) the date on which each person named as a director ceased to be a director of the Company;

(d) the date on which the nomination of any person nominated as a reserve director ceased to have effect; and

(e) such other information as may be prescribed by the Act.

8.12. The register of directors may be kept in any such form as the directors may approve, but if it is in magnetic, electronic or other data storage form, the Company must be able to produce legible evidence of its contents. Until a Resolution of Directors determining otherwise is passed, the magnetic, electronic or other data storage shall be the original register of directors.

8.13. The directors may, by Resolution of Directors, fix the emoluments of directors with respect to services to be rendered in any capacity to the Company.

8.14. A director is not required to hold a Share as a qualification to office.

8.15. A director, by written instrument deposited at the registered office of the Company may from time to time appoint another director or another person who is not disqualified for appointment as a director under section 111 of the Act to be his alternate to:

(a) exercise the appointing director's powers; and

(b) carry out the appointing director's responsibilities,

in relation to the taking of decisions by the directors in the absence of the appointing director.

8.16. No person shall be appointed as an alternate director unless he has consented in writing to be an alternate director. The appointment of an alternate director does not take effect until written notice of the appointment has been deposited at the registered office of the Company.

8.17. The appointing director may, at any time, terminate or vary the alternate's appointment. The termination or variation of the appointment of an alternate director does not take effect until written notice of the termination or variation has been deposited at the registered office of the Company, save that if a director shall die or cease to hold the office of director, the appointment of his alternate shall thereupon cease and terminate immediately without the need of notice.

8.18. An alternate director has no power to appoint an alternate, whether of the appointing director or of the alternate director.

8.19. An alternate director has the same rights as the appointing director in relation to any directors' meeting and any written resolution of directors circulated for written consent. Unless stated otherwise in the notice of the appointment of the alternate, or a notice of variation of the appointment, if undue delay or difficulty would be occasioned by giving notice to a director of a resolution of which his approval is sought in accordance with these Articles his alternate (if any) shall be entitled to signify approval of the same on behalf of that director. Any exercise by the alternate director of the appointing director's powers in relation to the taking of decisions by the directors is as effective as if the powers were exercised by the appointing director. An alternate director does not act as an agent of or for the appointing director and is liable for his own acts and omissions as an alternate director.

8.20. The remuneration of an alternate director (if any) shall be payable out of the remuneration payable to the director appointing him (if any), as agreed between such alternate and the director appointing him.

9. POWERS OF DIRECTORS

9.1. The business and affairs of the Company shall be managed by, or under the direction or supervision of, the directors of the Company. The directors of the Company have all the powers necessary for managing, and for directing and supervising, the business and affairs of the Company. The directors may pay all expenses incurred preliminary to and in connection with the incorporation of the Company and may exercise all such powers of the Company as are not by the Act or by the Memorandum or the Articles required to be exercised by the Shareholders.

9.2. Each director shall exercise his powers for a proper purpose and shall not act or agree to the Company acting in a manner that contravenes the Memorandum, the Articles or the Act. Each director, in exercising his powers or performing his duties, shall act honestly and in good faith in what the director believes to be the best interests of the Company.

9.3. If the Company is the wholly owned subsidiary of a holding company, a director of the Company may, when exercising powers or performing duties as a director, act in a manner which he believes is in the best interests of the holding company even though it may not be in the best interests of the Company.

9.4. Any director which is a body corporate may appoint any individual as its duly authorised representative for the purpose of representing it at meetings of the directors, with respect to the signing of consents or otherwise.

9.5. The continuing directors may act notwithstanding any vacancy in their body.

9.6. The directors may by Resolution of Directors exercise all the powers of the Company to incur indebtedness, liabilities or obligations and to secure indebtedness, liabilities or obligations whether of the Company or of any third party.

9.7. All cheques, promissory notes, drafts, bills of exchange and other negotiable instruments and all receipts for moneys paid to the Company shall be signed, drawn, accepted, endorsed or otherwise executed, as the case may be, in such manner as shall from time to time be determined by Resolution of Directors.

9.8. For the purposes of Section 175 (*Disposition of assets*) of the Act, the directors may by Resolution of Directors determine that any sale, transfer, lease, exchange or other disposition is in the usual or regular course of the business carried on by the Company and such determination is, in the absence of fraud, conclusive.

10. PROCEEDINGS OF DIRECTORS

10.1. Any one director of the Company may call a meeting of the directors by sending a written notice to each other director.

10.2. The directors of the Company or any committee thereof may meet at such times and in such manner and places within or outside the British Virgin Islands as the directors may determine to be necessary or desirable.

10.3. A director is deemed to be present at a meeting of directors if he participates by telephone or other electronic means and all directors participating in the meeting are able to hear each other.

10.4. A director shall be given not less than 3 days' notice of meetings of directors, but a meeting of directors held without 3 days' notice having been given to all directors shall be valid if all the directors entitled to vote at the meeting who do not attend waive notice of the meeting, and for this purpose the presence of a director at a meeting shall constitute waiver by that director. The inadvertent failure to give notice of a meeting to a director, or the fact that a director has not received the notice, does not invalidate the meeting.

10.5. A meeting of directors is duly constituted for all purposes if at the commencement of the meeting there are present in person or by alternate not less than one-half of the total number of directors, unless there are only 2 directors in which case the quorum is 2.

10.6. If the Company has only one director the provisions herein contained for meetings of directors do not apply and such sole director has full power to represent and act for the Company in all matters as are not by the Act, the Memorandum or the Articles required to be exercised by the Shareholders. In lieu of minutes of a meeting the sole director shall record in writing and sign a note or memorandum of all matters requiring a Resolution of Directors. Such a note or memorandum constitutes sufficient evidence of such resolution for all purposes.

10.7. At meetings of directors at which the Chairman of the Board is present, he shall preside as chairman of the meeting. If there is no Chairman of the Board or if the Chairman of the Board is not present, the directors present shall choose one of their number to be chairman of the meeting.

10.8. An action that may be taken by the directors or a committee of directors at a meeting may also be taken by a Resolution of Directors or a resolution of a committee of directors consented to in writing or by telex, telegram, cable or other written electronic communication by a majority of the directors or by a majority of the members of the committee, as the case may be, without the need for any notice. A written resolution consented to in such manner may consist of several documents, including written electronic communication, in like form each signed or assented to by one or more directors. If the consent is in one or more counterparts, and the counterparts bear different dates, then the resolution shall take effect on the date upon which the last director has consented to the resolution by signed counterparts.

11. COMMITTEES

11.1. The directors may, by Resolution of Directors, designate one or more committees, each consisting of one or more directors, and delegate one or more of their powers, including the power to affix the Seal, to the committee.

11.2. The directors have no power to delegate to a committee of directors any of the following powers:

(a) to amend the Memorandum or the Articles;

(b) to designate committees of directors;

(c) to delegate powers to a committee of directors;

(d) to appoint or remove directors;

(e) to appoint or remove an agent;

(f) to approve a plan of merger, consolidation or arrangement;

(g) to make a declaration of solvency or to approve a liquidation plan; or

(h) to make a determination that immediately after a proposed Distribution the value of the Company's assets will exceed its liabilities and the Company will be able to pay its debts as they fall due.

11.3. Sub-Regulation 11.2(b) and (c) do not prevent a committee of directors, where authorised by the Resolution of Directors appointing such committee or by a subsequent Resolution of Directors, from appointing a sub-committee and delegating powers exercisable by the committee to the sub-committee.

11.4. The meetings and proceedings of each committee of directors consisting of 2 or more directors shall be governed *mutatis mutandis* by the provisions of the Articles regulating the proceedings of directors so far as the same are not superseded by any provisions in the Resolution of Directors establishing the committee.

11.5. Where the directors delegate their powers to a committee of directors they remain responsible for the exercise of that power by the committee, unless they believed on reasonable grounds at all times before the exercise of the power that the committee would exercise the power in conformity with the duties imposed on directors of the Company under the Act.

12. OFFICERS AND AGENTS

12.1. The Company may by Resolution of Directors appoint officers of the Company at such times as may be considered necessary or expedient. Such officers may consist of a Chairman of the Board of Directors, a president and one or more vice-presidents, secretaries and treasurers and such other officers as may from time to time be considered necessary or expedient. Any number of offices may be held by the same person.

12.2. The officers shall perform such duties as are prescribed at the time of their appointment subject to any modification in such duties as may be prescribed thereafter by Resolution of Directors. In the absence of any specific prescription of duties it shall be the responsibility of the Chairman of the Board to preside at meetings of directors and Shareholders, the president to manage the day to day affairs of the Company, the vice-presidents to act in order of seniority in the absence of the president but otherwise to perform such duties as may be delegated to them by the president, the secretaries to maintain the register of members, minute books and records (other than financial records) of the Company and to ensure compliance with all procedural requirements imposed on the Company by applicable law, and the treasurer to be responsible for the financial affairs of the Company.

12.3. The emoluments of all officers shall be fixed by Resolution of Directors.

12.4. The officers of the Company shall hold office until their successors are duly appointed, but any officer elected or appointed by the directors may be removed at any time, with or without cause, by Resolution of Directors. Any vacancy occurring in any office of the Company may be filled by Resolution of Directors.

12.5. The directors may, by Resolution of Directors, appoint any person, including a person who is a director, to be an agent of the Company.

12.6. An agent of the Company shall have such powers and authority of the directors, including the power and authority to affix the Seal, as are set forth in the Articles or in the Resolution of Directors appointing the agent, except that no agent has any power or authority with respect to the following:

(a) to amend the Memorandum or the Articles;

(b) to change the registered office or agent;

(c) to designate committees of directors;

(d) to delegate powers to a committee of directors;

(e) to appoint or remove directors;

(f) to appoint or remove an agent;

(g) to fix emoluments of directors;

(h) to approve a plan of merger, consolidation or arrangement;

(i) to make a declaration of solvency or to approve a liquidation plan;

(j) to make a determination that immediately after a proposed Distribution the value of the Company's assets will exceed its liabilities and the Company will be able to pay its debts as they fall due; or

(k) to authorise the Company to continue as a company incorporated under the laws of a jurisdiction outside the British Virgin Islands.

12.7. The Resolution of Directors appointing an agent may authorise the agent to appoint one or more substitutes or delegates to exercise some or all of the powers conferred on the agent by the Company.

12.8. The directors may remove an agent appointed by the Company and may revoke or vary a power conferred on him.

13. CONFLICT OF INTERESTS

13.1. A director of the Company shall, forthwith after becoming aware of the fact that he is interested in a transaction entered into or to be entered into by the Company, disclose the interest to all other directors of the Company.

13.2. For the purposes of Sub-Regulation 13.1, a disclosure to all other directors to the effect that a director is a member, director or officer of another named entity or has a fiduciary relationship with respect to the entity or a named individual and is to be regarded as interested in any transaction which may, after the date of the entry into the transaction or disclosure of the interest, be entered into with that entity or individual, is a sufficient disclosure of interest in relation to that transaction.

13.3. A director of the Company who is interested in a transaction entered into or to be entered into by the Company may:

(a) vote on a matter relating to the transaction;

(b) attend a meeting of directors at which a matter relating to the transaction arises and be included among the directors present at the meeting for the purposes of a quorum; and

(c) sign a document on behalf of the Company, or do any other thing in his capacity as a director, that relates to the transaction,

and, subject to compliance with the Act shall not, by reason of his office be accountable to the Company for any benefit which he derives from such transaction and no such transaction shall be liable to be avoided on the grounds of any such interest or benefit.

14. INDEMNIFICATION

14.1. Subject to the limitations hereinafter provided the Company shall indemnify against all expenses, including legal fees, and against all judgments, fines and amounts paid in settlement and reasonably incurred in connection with legal, administrative or investigative proceedings any person who:

(a) is or was a party or is threatened to be made a party to any threatened, pending or completed proceedings, whether civil, criminal, administrative or investigative, by reason of the fact that the person is or was a director of the Company; or

(b) is or was, at the request of the Company, serving as a director of, or in any other capacity is or was acting for, another body corporate or a partnership, joint venture, trust or other enterprise.

14.2. The indemnity in Sub-Regulation 14.1 only applies if the person acted honestly and in good faith with a view to the best interests of the Company and, in the case of criminal proceedings, the person had no reasonable cause to believe that their conduct was unlawful.

14.3. For the purposes of Sub-Regulation 14.2, a director acts in the best interests of the Company if he acts in the best interests of

(a) the Company's holding company; or

(b) a Shareholder or Shareholders;

in either case, in the circumstances specified in Sub-Regulation 9.3 or the Act, as the case may be.

14.4. The decision of the directors as to whether the person acted honestly and in good faith and with a view to the best interests of the Company and as to whether the person had no reasonable cause to believe that his conduct was unlawful is, in the absence of fraud, sufficient for the purposes of the Articles, unless a question of law is involved.

14.5. The termination of any proceedings by any judgment, order, settlement, conviction or the entering of a *nolle prosequi* does not, by itself, create a presumption that the person did not act honestly and in good faith and with a view to the best interests of the Company or that the person had reasonable cause to believe that his conduct was unlawful.

13.2. For the purposes of Sub-Regulation 13.1, a disclosure to all other directors to the effect that a director is a member, director or officer of another named entity or has a fiduciary relationship with respect to the entity or a named individual and is to be regarded as interested in any transaction which may, after the date of the entry into the transaction or disclosure of the interest, be entered into with that entity or individual, is a sufficient disclosure of interest in relation to that transaction.

13.3. A director of the Company who is interested in a transaction entered into or to be entered into by the Company may:

(a) vote on a matter relating to the transaction;

(b) attend a meeting of directors at which a matter relating to the transaction arises and be included among the directors present at the meeting for the purposes of a quorum; and

(c) sign a document on behalf of the Company, or do any other thing in his capacity as a director, that relates to the transaction,

and, subject to compliance with the Act shall not, by reason of his office be accountable to the Company for any benefit which he derives from such transaction and no such transaction shall be liable to be avoided on the grounds of any such interest or benefit.

14. INDEMNIFICATION

14.1. Subject to the limitations hereinafter provided the Company shall indemnify against all expenses, including legal fees, and against all judgments, fines and amounts paid in settlement and reasonably incurred in connection with legal, administrative or investigative proceedings any person who:

(a) is or was a party or is threatened to be made a party to any threatened, pending or completed proceedings, whether civil, criminal, administrative or investigative, by reason of the fact that the person is or was a director of the Company; or

(b) is or was, at the request of the Company, serving as a director of, or in any other capacity is or was acting for, another body corporate or a partnership, joint venture, trust or other enterprise.

14.2. The indemnity in Sub-Regulation 14.1 only applies if the person acted honestly and in good faith with a view to the best interests of the Company and, in the case of criminal proceedings, the person had no reasonable cause to believe that their conduct was unlawful.

14.3. For the purposes of Sub-Regulation 14.2, a director acts in the best interests of the Company if he acts in the best interests of

(a) the Company's holding company; or

(b) a Shareholder or Shareholders;

in either case, in the circumstances specified in Sub-Regulation 9.3 or the Act, as the case may be.

14.4. The decision of the directors as to whether the person acted honestly and in good faith and with a view to the best interests of the Company and as to whether the person had no reasonable cause to believe that his conduct was unlawful is, in the absence of fraud, sufficient for the purposes of the Articles, unless a question of law is involved.

14.5. The termination of any proceedings by any judgment, order, settlement, conviction or the entering of a *nolle prosequi* does not, by itself, create a presumption that the person did not act honestly and in good faith and with a view to the best interests of the Company or that the person had reasonable cause to believe that his conduct was unlawful.

14.6. Expenses, including legal fees, incurred by a director in defending any legal, administrative or investigative proceedings may be paid by the Company in advance of the final disposition of such proceedings upon receipt of an undertaking by or on behalf of the director to repay the amount if it shall ultimately be determined that the director is not entitled to be indemnified by the Company in accordance with Sub-Regulation 14.1.

14.7. Expenses, including legal fees, incurred by a former director in defending any legal, administrative or investigative proceedings may be paid by the Company in advance of the final disposition of such proceedings upon receipt of an undertaking by or on behalf of the former director to repay the amount if it shall ultimately be determined that the former director is not entitled to be indemnified by the Company in accordance with Sub-Regulation 14.1 and upon such terms and conditions, if any, as the Company deems appropriate.

14.8. The indemnification and advancement of expenses provided by, or granted pursuant to, this section is not exclusive of any other rights to which the person seeking indemnification or advancement of expenses may be entitled under any agreement, Resolution of Shareholders, resolution of disinterested directors or otherwise, both as acting in the person's official capacity and as to acting in another capacity while serving as a director of the Company.

14.9. If a person referred to in Sub-Regulation 14.1 has been successful in defence of any proceedings referred to in Sub-Regulation 14.1, the person is entitled to be indemnified against all expenses, including legal fees, and against all judgments, fines and amounts paid in settlement and reasonably incurred by the person in connection with the proceedings.

14.10. The Company may purchase and maintain insurance in relation to any person who is or was a director, officer or liquidator of the Company, or who at the request of the Company is or was serving as a director, officer or liquidator of, or in any other capacity is or was acting for, another company or a partnership, joint venture, trust or other enterprise, against any liability asserted against the person and incurred by the person in that capacity, whether or not the Company has or would have had the power to indemnify the person against the liability as provided in the Articles.

15. RECORDS

15.1. The Company shall keep the following documents at the office of its registered agent:

(a) the Memorandum and the Articles;

(b) the register of members, or a copy of the register of members;

(c) the register of directors, or a copy of the register of directors; and

(d) copies of all notices and other documents filed by the Company with the Registrar of Corporate Affairs in the previous 10 years.

15.2. Until the directors determine otherwise by Resolution of Directors the Company shall keep the original register of members and original register of directors at the office of its registered agent.

15.3. If the Company maintains only a copy of the register of members or a copy of the register of directors at the office of its registered agent, it shall:

(a) within 15 days of any change in either register, notify the registered agent in writing of the change; and

(b) provide the registered agent with a written record of the physical address of the place or places at which the original register of members or the original register of directors is kept.

15.4. The Company shall keep the following records at the office of its registered agent or at such other place or places, within or outside the British Virgin Islands, as the directors may determine:

(a) minutes of meetings and Resolutions of Shareholders and classes of Shareholders;

(b) minutes of meetings and Resolutions of Directors and committees of directors; and

(c) an impression of the Seal.

15.5. Where any original records referred to in this Regulation are maintained other than at the office of the registered agent of the Company, and the place at which the original records is changed, the Company shall provide the registered agent with the physical address of the new location of the records of the Company within 14 days of the change of location.

15.6. The records kept by the Company under this Regulation shall be in written form or either wholly or partly as electronic records complying with the requirements of the Electronic Transactions Act, 2001 (No. 5 of 2001) as from time to time amended or re-enacted.

16. REGISTER OF CHARGES

The Company shall maintain at the office of its registered agent a register of charges in which there shall be entered the following particulars regarding each mortgage, charge and other encumbrance created by the Company:

(a) the date of creation of the charge;

(b) a short description of the liability secured by the charge;

(c) a short description of the property charged;

(d) the name and address of the trustee for the security or, if there is no such trustee, the name and address of the chargee;

(e) unless the charge is a security to bearer, the name and address of the holder of the charge; and

(f) details of any prohibition or restriction contained in the instrument creating the charge on the power of the Company to create any future charge ranking in priority to or equally with the charge.

17. SEAL

The Company shall have a Seal and may have more than one Seal and references herein to the Seal shall be references to every Seal which shall have been duly adopted by Resolution of Directors. The directors shall provide for the safe custody of the Seal and for an imprint thereof to be kept at the registered office. Except as otherwise expressly provided herein the Seal when affixed to any written instrument shall be witnessed and attested to by the signature of any one director or other person so authorised from time to time by Resolution of Directors. Such authorisation may be before or after the Seal is affixed, may be general or specific and may refer to any number of sealings. The directors may provide for a facsimile of the Seal and of the signature of any director or authorised person which may be reproduced by printing or other means on any instrument and it shall have the same force and validity as if the Seal had been affixed to such instrument and the same had been attested to as hereinbefore described.

18. DISTRIBUTIONS

18.1. The directors of the Company may, by Resolution of Directors, authorise a Distribution at a time and of an amount they think fit if they are satisfied, on reasonable grounds, that, immediately after the Distribution, the value of the Company's assets will exceed its liabilities and the Company will be able to pay its debts as they fall due.

18.2. Distributions may be paid in money, Shares, or other property.

18.3. Notice of any Distribution that may have been declared shall be given to each Shareholder as specified in Sub-Regulation 20.1 and all Distributions unclaimed for 3 years after having been declared may be forfeited by Resolution of Directors for the benefit of the Company.

18.4. No Distributions shall bear interest as against the Company and no Distribution shall be paid on Treasury Shares.

19. ACCOUNTS AND AUDIT

19.1. The Company shall keep records that are sufficient to show and explain the Company's transactions and that will, at any time, enable the financial position of the Company to be determined with reasonable accuracy.

19.2. The Company may by Resolution of Shareholders call for the directors to prepare periodically and make available a profit and loss account and a balance sheet. The profit and loss account and balance sheet shall be drawn up so as to give respectively a true and fair view of the profit and loss of the Company for a financial period and a true and fair view of the assets and liabilities of the Company as at the end of a financial period.

19.3. The Company may by Resolution of Shareholders call for the accounts to be examined by auditors.

19.4. The first auditors shall be appointed by Resolution of Directors; subsequent auditors shall be appointed by Resolution of Shareholders or by Resolution of Directors.

19.5. The auditors may be Shareholders, but no director or other officer shall be eligible to be an auditor of the Company during their continuance in office.

19.6. The remuneration of the auditors of the Company may be fixed by Resolution of Directors.

19.7. The auditors shall examine each profit and loss account and balance sheet required to be laid before a meeting of the Shareholders or otherwise given to Shareholders and shall state in a written report whether or not:

(a) in their opinion the profit and loss account and balance sheet give a true and fair view respectively of the profit and loss for the period covered by the accounts, and of the assets and liabilities of the Company at the end of that period; and

(b) all the information and explanations required by the auditors have been obtained.

19.8. The report of the auditors shall be annexed to the accounts and shall be read at the meeting of Shareholders at which the accounts are laid before the Company or shall be otherwise given to the Shareholders.

19.9. Every auditor of the Company shall have a right of access at all times to the books of account and vouchers of the Company, and shall be entitled to require from the directors and officers of the Company such information and explanations as he thinks necessary for the performance of the duties of the auditors.

19.10. The auditors of the Company shall be entitled to receive notice of, and to attend any meetings of Shareholders at which the Company's profit and loss account and balance sheet are to be presented.

20. NOTICES

20.1. Any notice, information or written statement to be given by the Company to Shareholders may be given by personal service or by mail addressed to each Shareholder at the address shown in the register of members.

20.2. Any summons, notice, order, document, process, information or written statement to be served on the Company may be served by leaving it, or by sending it by registered mail addressed to the Company, at its registered office, or by leaving it with, or by sending it by registered mail to, the registered agent of the Company.

20.3. Service of any summons, notice, order, document, process, information or written statement to be served on the Company may be proved by showing that the summons, notice, order, document, process, information or written statement was delivered to the registered office or the registered agent of the Company or that it was mailed in such time as to admit to its being delivered to the registered office or the registered agent of the Company in the normal course of delivery within the period prescribed for service and was correctly addressed and the postage was prepaid.

21. VOLUNTARY LIQUIDATION

The Company may by Resolution of Shareholders or, subject to section 199(2) of the Act, by Resolution of Directors appoint a voluntary liquidator.

22. CONTINUATION

The Company may by Resolution of Shareholders or by a Resolution of Directors continue as a company incorporated under the laws of a jurisdiction outside the British Virgin Islands in the manner provided under those laws.

We, OFFSHORE INCORPORATIONS LIMITED of P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands for the purpose of incorporating a BVI Business Company under the laws of the British Virgin Islands hereby sign these Articles of Association the 22nd day of July, 2013.

Incorporator



....

(Sd.) Rexella D. Hodge
Authorised Signatory
OFFSHORE INCORPORATIONS LIMITED

14.6. Expenses, including legal fees, incurred by a director in defending any legal, administrative or investigative proceedings may be paid by the Company in advance of the final disposition of such proceedings upon receipt of an undertaking by or on behalf of the director to repay the amount if it shall ultimately be determined that the director is not entitled to be indemnified by the Company in accordance with Sub-Regulation 14.1.

14.7. Expenses, including legal fees, incurred by a former director in defending any legal, administrative or investigative proceedings may be paid by the Company in advance of the final disposition of such proceedings upon receipt of an undertaking by or on behalf of the former director to repay the amount if it shall ultimately be determined that the former director is not entitled to be indemnified by the Company in accordance with Sub-Regulation 14.1 and upon such terms and conditions, if any, as the Company deems appropriate.

14.8. The indemnification and advancement of expenses provided by, or granted pursuant to, this section is not exclusive of any other rights to which the person seeking indemnification or advancement of expenses may be entitled under any agreement, Resolution of Shareholders, resolution of disinterested directors or otherwise, both as acting in the person's official capacity and as to acting in another capacity while serving as a director of the Company.

14.9. If a person referred to in Sub-Regulation 14.1 has been successful in defence of any proceedings referred to in Sub-Regulation 14.1, the person is entitled to be indemnified against all expenses, including legal fees, and against all judgments, fines and amounts paid in settlement and reasonably incurred by the person in connection with the proceedings.

14.10. The Company may purchase and maintain insurance in relation to any person who is or was a director, officer or liquidator of the Company, or who at the request of the Company is or was serving as a director, officer or liquidator of, or in any other capacity is or was acting for, another company or a partnership, joint venture, trust or other enterprise, against any liability asserted against the person and incurred by the person in that capacity, whether or not the Company has or would have had the power to indemnify the person against the liability as provided in the Articles.

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15.1. The Company shall keep the following documents at the office of its registered agent:

(a) the Memorandum and the Articles;

(b) the register of members, or a copy of the register of members;

(c) the register of directors, or a copy of the register of directors; and

(d) copies of all notices and other documents filed by the Company with the Registrar of Corporate Affairs in the previous 10 years.

15.2. Until the directors determine otherwise by Resolution of Directors the Company shall keep the original register of members and original register of directors at the office of its registered agent.

15.3. If the Company maintains only a copy of the register of members or a copy of the register of directors at the office of its registered agent, it shall:

(a) within 15 days of any change in either register, notify the registered agent in writing of the change; and

(b) provide the registered agent with a written record of the physical address of the place or places at which the original register of members or the original register of directors is kept.

15.4. The Company shall keep the following records at the office of its registered agent or at such other place or places, within or outside the British Virgin Islands, as the directors may determine:

(a) minutes of meetings and Resolutions of Shareholders and classes of Shareholders;

(b) minutes of meetings and Resolutions of Directors and committees of directors; and

(c) an impression of the Seal.

15.5. Where any original records referred to in this Regulation are maintained other than at the office of the registered agent of the Company, and the place at which the original records is changed, the Company shall provide the registered agent with the physical address of the new location of the records of the Company within 14 days of the change of location.

15.6. The records kept by the Company under this Regulation shall be in written form or either wholly or partly as electronic records complying with the requirements of the Electronic Transactions Act, 2001 (No. 5 of 2001) as from time to time amended or re-enacted.

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The Company shall maintain at the office of its registered agent a register of charges in which there shall be entered the following particulars regarding each mortgage, charge and other encumbrance created by the Company:

(a) the date of creation of the charge;

(b) a short description of the liability secured by the charge;

(c) a short description of the property charged;

(d) the name and address of the trustee for the security or, if there is no such trustee, the name and address of the chargee;

(e) unless the charge is a security to bearer, the name and address of the holder of the charge; and

(f) details of any prohibition or restriction contained in the instrument creating the charge on the power of the Company to create any future charge ranking in priority to or equally with the charge.

17. SEAL

The Company shall have a Seal and may have more than one Seal and references herein to the Seal shall be references to every Seal which shall have been duly adopted by Resolution of Directors. The directors shall provide for the safe custody of the Seal and for an imprint thereof to be kept at the registered office. Except as otherwise expressly provided herein the Seal when affixed to any written instrument shall be witnessed and attested to by the signature of any one director or other person so authorised from time to time by Resolution of Directors. Such authorisation may be before or after the Seal is affixed, may be general or specific and may refer to any number of sealings. The directors may provide for a facsimile of the Seal and of the signature of any director or authorised person which may be reproduced by printing or other means on any instrument and it shall have the same force and validity as if the Seal had been affixed to such instrument and the same had been attested to as hereinbefore described.

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18.1. The directors of the Company may, by Resolution of Directors, authorise a Distribution at a time and of an amount they think fit if they are satisfied, on reasonable grounds, that, immediately after the Distribution, the value of the Company's assets will exceed its liabilities and the Company will be able to pay its debts as they fall due.

18.2. Distributions may be paid in money, Shares, or other property.

18.3. Notice of any Distribution that may have been declared shall be given to each Shareholder as specified in Sub-Regulation 20.1 and all Distributions unclaimed for 3 years after having been declared may be forfeited by Resolution of Directors for the benefit of the Company.

18.4. No Distributions shall bear interest as against the Company and no Distribution shall be paid on Treasury Shares.

19. ACCOUNTS AND AUDIT

19.1. The Company shall keep records that are sufficient to show and explain the Company's transactions and that will, at any time, enable the financial position of the Company to be determined with reasonable accuracy.

19.2. The Company may by Resolution of Shareholders call for the directors to prepare periodically and make available a profit and loss account and a balance sheet. The profit and loss account and balance sheet shall be drawn up so as to give respectively a true and fair view of the profit and loss of the Company for a financial period and a true and fair view of the assets and liabilities of the Company as at the end of a financial period.

19.3. The Company may by Resolution of Shareholders call for the accounts to be examined by auditors.

19.4. The first auditors shall be appointed by Resolution of Directors; subsequent auditors shall be appointed by Resolution of Shareholders or by Resolution of Directors.

19.5. The auditors may be Shareholders, but no director or other officer shall be eligible to be an auditor of the Company during their continuance in office.

19.6. The remuneration of the auditors of the Company may be fixed by Resolution of Directors.

19.7. The auditors shall examine each profit and loss account and balance sheet required to be laid before a meeting of the Shareholders or otherwise given to Shareholders and shall state in a written report whether or not:

(a) in their opinion the profit and loss account and balance sheet give a true and fair view respectively of the profit and loss for the period covered by the accounts, and of the assets and liabilities of the Company at the end of that period; and

(b) all the information and explanations required by the auditors have been obtained.

19.8. The report of the auditors shall be annexed to the accounts and shall be read at the meeting of Shareholders at which the accounts are laid before the Company or shall be otherwise given to the Shareholders.

19.9. Every auditor of the Company shall have a right of access at all times to the books of account and vouchers of the Company, and shall be entitled to require from the directors and officers of the Company such information and explanations as he thinks necessary for the performance of the duties of the auditors.

19.10. The auditors of the Company shall be entitled to receive notice of, and to attend any meetings of Shareholders at which the Company's profit and loss account and balance sheet are to be presented.

20. NOTICES

20.1. Any notice, information or written statement to be given by the Company to Shareholders may be given by personal service or by mail addressed to each Shareholder at the address shown in the register of members.

20.2. Any summons, notice, order, document, process, information or written statement to be served on the Company may be served by leaving it, or by sending it by registered mail addressed to the Company, at its registered office, or by leaving it with, or by sending it by registered mail to, the registered agent of the Company.

20.3. Service of any summons, notice, order, document, process, information or written statement to be served on the Company may be proved by showing that the summons, notice, order, document, process, information or written statement was delivered to the registered office or the registered agent of the Company or that it was mailed in such time as to admit to its being delivered to the registered office or the registered agent of the Company in the normal course of delivery within the period prescribed for service and was correctly addressed and the postage was prepaid.

21. VOLUNTARY LIQUIDATION

The Company may by Resolution of Shareholders or, subject to section 199(2) of the Act, by Resolution of Directors appoint a voluntary liquidator.

22. CONTINUATION

The Company may by Resolution of Shareholders or by a Resolution of Directors continue as a company incorporated under the laws of a jurisdiction outside the British Virgin Islands in the manner provided under those laws.

We, OFFSHORE INCORPORATIONS LIMITED of P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands for the purpose of incorporating a BVI Business Company under the laws of the British Virgin Islands hereby sign these Articles of Association the 22nd day of July, 2013.

Incorporator



....

(Sd.) Rexella D. Hodge
Authorised Signatory
OFFSHORE INCORPORATIONS LIMITED

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We, OFFSHORE INCORPORATIONS LIMITED of P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands for the purpose of incorporating a BVI Business Company under the laws of the British Virgin Islands hereby sign these Articles of Association the 22nd day of July, 2013.

Incorporator



....

(Sd.) Rexella D. Hodge
Authorised Signatory
OFFSHORE INCORPORATIONS LIMITED

Name of Company Peninsula Yangon Holdings (BVI) Limited

Company Number 1784043

REGISTER OF DIRECTORS

Date of Appointment	Full Name (Any Former Names or Alias)	Nationality and ID/PPT No.	Residential Address (or Registered Office Address)	Business Occupation or Other Directorship	Date of Ceasing to Act	Entry Made By
22 July 2013	Clement King Man Kwok	British D545642(9)	A3 Pinecrest, 65 Repulse Bay Road, Hong Kong	Director		
22 July 2013	Peter Camille Borer	Swiss XG453297(3)	Flat B, 16/F, Block 2, Ruby Court, 55 South Bay Road, Hong Kong	Director		
22 July 2013	Martyn Peter Alexander Sawyer	British K300010(9)	House 2 Ruby Chalet , Lot No. 1128 DD217, Pak Sha Wan, Sai Kung, New Territories, Hong Kong	Director		
15 April 2014	Alan Philip Clark	British ~~801713014~~ M329186(9)	~~The Peninsula Hong Kong, Salisbury Road, Kowloon, Hong Kong~~ Apartment 16A Nicholson, The Repulse Bay, 109 Repulse Bay Road, Hong Kong (w.e.f. 19/5/2014)	Director	19/11/2015	

Page No.	1

PLEASE NOTE: THE FIRST REGISTERED AGENT OF THE COMPANY SHALL, WITHIN **6 MONTHS** FROM THE DATE OF INCORPORATION OF THE COMPANY, APPOINT ONE OR MORE PERSONS AS THE FIRST DIRECTORS OF THE COMPANY. THE ORIGINAL OR COPY OF THIS REGISTER MUST BE KEPT AT THE OFFICE OF THE COMPANY'S REGISTERED AGENT. IF A COPY THEN PLEASE NOTIFY THE REGISTERED AGENT IN WRITING OF THE PHYSICAL ADDRESS OF THE ORIGINAL.

BVI 06

BVIPTEBC 2006/03/40(PV)

Name of Company Peninsula Yangon Holdings (BVI) Limited

Company Number 1784043

REGISTER OF MEMBERS

Full Name	Peninsula International Investment Holdings Limited	Occupation	Corporation	Date Entered as a Member	22 July 2013
				Date of Ceasing to be Member	
Address	P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands				

	Shares Acquired					Shares Transferred						Total Shares Held	Remarks	Entry Made By
Date	Certificate Number	Distinctive Nos. From	Distinctive Nos. To	No. of Shares	Consideration Paid	No. of Transfer Deed	Certificate Number	Distinctive Nos. From	Distinctive Nos. To	No. of Shares	Consideration Paid			
22 July 2013	1	-1-	-	1	USD1.00							1		

Full Name		Occupation		Date Entered as a Member	
				Date of Ceasing to be Member	
Address					

	Shares Acquired					Shares Transferred						Total Shares Held	Remarks	Entry Made By
Date	Certificate Number	Distinctive Nos. From	Distinctive Nos. To	No. of Shares	Consideration Paid	No. of Transfer Deed	Certificate Number	Distinctive Nos. From	Distinctive Nos. To	No. of Shares	Consideration Paid			

Page No.	1	Class of Share	Ordinary	Par Value Per Share	USD 1.00

PLEASE NOTE: THE ORIGINAL OR COPY OF THIS REGISTER MUST BE KEPT AT THE OFFICE OF THE COMPANY'S REGISTERED AGENT. IF A COPY THEN PLEASE NOTIFY THE REGISTERED AGENT IN WRITING OF THE PHYSICAL ADDRESS OF THE ORIGINAL.

BVI06

BVIPTEBC 2006/03/40(PV)

PENINSULA YANGON HOLDINGS (BVI) LIMITED

("the Company")

RESOLUTION IN WRITING OF THE DIRECTORS OF THE COMPANY PASSED PURSUANT TO ARTICLE 10.6 OF THE COMPANY'S ARTICLES OF ASSOCIATION

ESTABLISHMENT OF A PRIVATE LIMITED COMPANY IN MYANMAR

1. Resolved that the Company is hereby authorised (jointly with Peninsula Yangon Holdings Pte. Limited, a corporate duly organised and existing under the laws of the Republic of Singapore and having its registered address at 9 Battery Road, #15 – 01 Straits Trading Building, Singapore (049910)) to register and establish a private limited company in Myanmar with the proposed name of "Peninsula Yangon Limited".

SUBSCRIPTION OF SHARES

2. Resolved that the Company will subscribe for shares in Peninsula Yangon Limited.

PERSON AUTHORISED TO SIGN ALL DOCUMENTS ON BEHALF OF THE COMPANY IN CONNECTION WITH THE ESTABLISHMENT OF PENINSULA YANGON LIMITED

3. Resolved that (a) Mr Martyn Peter Alexander Sawyer, a British citizen with passport number 517812057 and (b) Mr. Serge Pun @ U Theim Wai, a Myanmar citizen with national registration card no. 12/MaGaTa (Naing) 084053, acting jointly at all times and as co-promotors of the registration and establishment of Peninsula Yangon Limited, be and are hereby authorised to do any and all of the following in the name and/or on behalf of the Company in connection with the establishment of Peninsula Yangon Limited, as may be appropriate in the circumstances:-

    a. Take any and all actions and steps, and sign, execute, deliver, submit and file all applications, forms, information, materials and documents with the Ministry of Planning and Economic Development, the Myanmar Investment Commission and any other governmental authority or agency in Myanmar, as may be necessary or expedient for the establishment of Peninsula Yangon Limited and the issuance of an investment permit to Peninsula Yangon Limited under the provisions of the Myanmar Foreign Investment Law (2012).

    b. Take any and all actions and steps and negotiate, sign, execute and deliver all agreements, deeds, assurances and other documents in connection with the establishment and/or business of Peninsula Yangon Limited.

    c. Act in all matters and transactions as may be necessary or expedient for the establishment of Peninsula Yangon Limited.

4. Resolved that Mr. Martyn Peter Alexander Sawyer and Mr. Serge Pun @ U Theim Wai, acting jointly, be and are hereby authorised to represent the Company in respect of all acts, dealings, matters and transactions with Peninsula Yangon Limited and in the exercise of all and any rights (including voting rights) relating to the shares held by the Company upon and further to the establishment of Peninsula Yangon Limited, and to sign, execute and deliver any and all documents in the name and/or on behalf of the Company, as may be appropriate in the circumstances.

APPOINTMENT OF DIRECTORS

5. Resolved that the Company shall appoint the following persons as the first directors of Peninsula Yangon Limited, provided that the directors have qualified under applicable laws, rules and regulations, and upon the approval by the Ministry of Planning and Economic Development, the Myanmar Investment Commission and other governmental authorities or agencies in Myanmar, of the establishment of Peninsula Yangon Limited:

   a. Mr. Martyn Peter Alexander Sawyer, a British citizen with passport number 517812057.
   b. U Theim Wai @ Mr. Serge Pun, a Myanmar citizen with national registration card no. 12/MaGaTa (Naing) 084053.
   c. Mr. Chi Yam Cyrus Pun, a Chinese citizen with the Hong Kong Special Administrative Region, People's Republic of China, passport number KJ0274493.
   d. Mr. Clement King Man Kwok, a British Citizen with passport number 761251599.
   e. Ms. Christobelle Yi Ching Liao, a British Citizen with passport number 518266334.
   f. Mr. Peter Camille Borer, Swiss citizen with passport number X0760704.

FURTHER ASSURANCE

6. That the Company be authorised to sign, execute, seal and deliver any and all authorisation documents, proxy forms and powers of attorney as may be appropriate to give effect to the Resolutions in (1), (2), (3), (4) and (5).

AFFIXING OF COMMON SEAL

7. Resolved that the Company be authorised to affix the Common Seal in accordance with the Company's Articles of Association to any document that may be required to be given under the Company's Common Seal in relation to the establishment of Peninsula Yangon Limited or to any other documents contemplated by any of the Resolutions herein.

Date: 19 January 2016

Clement King Man Kwok

Peter Camille Borer

Martyn Peter Alexander Sawyer

PENINSULA YANGON HOLDINGS (BVI) LIMITED

25 January 2016

The Director General
Companies Registration Office
Directorate of Investment and Myanmar SPV Administration
Ministry of National Planning & Economic Development
Yangon, Myanmar

Dear Sir/Madam,

SUBMISSION OF AUDITED FINANCIAL STATEMENTS OF PENINSULA YANGON HOLDINGS (BVI) LIMITED

As part of the submission for the application for registration of Peninsula Yangon Limited ("**Peninsula Myanmar**") under the provisions of the Myanmar Companies Act (1914), Peninsula Yangon Holdings (BVI) Limited (the **"Company"**), as proposed shareholder of Peninsula Myanmar, is required to submit audited financial statements for the two (2) years prior to the date of the said application.

There is no legal requirement in the British Virgin Islands for the Company to prepare audited financial statements, thus the Company does not presently have available audited financial statements for submission in connection with this application.

In any event, and where required by this Honourable Office, we will submit a copy of such audited financial statements within a reasonable time from notice.

We hope for your understanding in this regard.

Yours faithfully,

For and on behalf of
PENINSULA YANGON HOLDINGS (BVI) LIMITED

Clement Kwok
Director

P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands
Telephone: 1-284-494-8184   Facsimile: 1-284-494-5132

PENINSULA YANGON HOLDINGS (BVI) LIMITED

25 January 2016

The Chairman
Myanmar Investment Commission
Yangon, Myanmar

Dear Sir/Madam,

SUBMISSION OF AUDITED FINANCIAL STATEMENTS OF PENINSULA YANGON HOLDINGS (BVI) LIMITED

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Director

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Telephone: 1-284-494-8184 Facsimile: 1-284-494-5132

MEEYAHTA DEVELOPMENT LIMITED

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ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန
ဝန်ကြီးရုံး

စာအမှတ်၊ ရထ-၂/ရန(MIHL)/၂၀၁၆(၂၉၅၈)
ရက် စွဲ၊ ၂၀၁၆ခုနှစ်၊ ဒီဇင်ဘာလ ၁၄ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

အကြောင်းအရာ။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆) ကြိမ်မြောက်အစည်းအဝေးဆုံးဖြတ်ချက်နှင့်အညီ ပြင်ဆင်တင်ပြခြင်း

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ ၂၀၁၆ ခုနှစ်၊ အောက်တိုဘာလ(၂၅)ရက်စွဲပါစာအမှတ်၊ မရက-၄/န-၀၆၈/၂၀၁၆(၉၈၀)

၁။ ရန်ကုန်မြို့၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်းပေါ်ရှိ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦကို ရှေးမူမပျက် ထိန်းသိမ်းပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ်တည်ဆောက်မည့် နိုင်ငံတကာ အဆင့်မီ ဟိုတယ်စီမံကိန်းလုပ်ငန်းနှင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်း၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့် နှင့်စပ်လျဉ်း၍ အဆိုပြုလွှာတင်ပြခဲ့ခြင်းအပေါ် Meeyahta Development Limited (MDL)မှ အကောင်အထည် ဖော်ဆောင်ရွက်မည့် ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ် ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ် အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ (၉.၆၈)ဧကအနက် မြေဧရိယာ (၆.၃၆)ဧကတွင် BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်း၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော စီမံကိန်းနှင့်ပတ်သက်၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်က ရင်းနှီး မြှုပ်နှံမှု လုပ်ငန်းအသစ်အဖြစ် ဆောင်ရွက်ရန် လက်ခံနိုင်သည့် လုပ်ငန်းဖြစ်ပါကြောင်းနှင့် အဆိုပြုချက် စိစစ်ရေး အဖွဲ့၏ (၃၈/၂၀၁၆)ကြိမ်မြောက်အစည်းအဝေးမှ ဆုံးဖြတ်ခဲ့သည့် အောက်ဖော်ပြပါ ဆုံးဖြတ်ချက်များ နှင့်အညီ ပြင်ဆင်ပြီး ပြန်လည်တင်ပြရန် ရည်ညွှန်းပါစာဖြင့် အကြောင်းကြားခဲ့ပါသည်-

(က) Meeyahta International Hotel Limited နှင့် အက်(ဖ်)အမ်အိုင်ဆင်ဒီကေးရှင်း လီမိတက်တို့သို့ ထုတ်ပေးထားသည့် ကော်မရှင်၏ ခွင့်ပြုမိန့်အမှတ် (၁၈၀/၁၉၉၃)နှင့် (၀၀၅/၁၉၉၅)တို့အား ပြန်လည်အပ်နှံရန်။

(ခ) Investment Structure တင်ပြရန်နှင့် လုပ်ငန်းအမျိုးအစားပြင်ဆင်တင်ပြရန်။

(ဂ) ဟိုတယ်အခန်းအရေအတွက်၊ အမျိုးအစား၊ ငှားရမ်းခနှုန်းတင်ပြရန်။

(ဃ) လုပ်ငန်းဆောင်ရွက်မည့် မြေနေရာအသုံးပြုခွင့်နှင့် လုပ်ငန်းဆောင်ရွက်ခွင့်တို့အပေါ် စီးပွားရေးရာကော်မတီ၊ ပြည်ထောင်စုအစိုးရအဖွဲ့တို့မှ ခွင့်ပြုသည့် အထောက်အထား များတင်ပြရန်။

(င) Deed of Assignment အပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထားမှတ်ချက် တင်ပြရန်။

(စ) Road Traffic Plan တင်ပြရန်။

(ဆ) စီးပွားရေးဆိုင်ရာတွက်ချက်မှုများ ပြန်လည်စိစစ်တင်ပြရန်။

၂။ အဆိုပါ Meeyahta Development Limited (MDL)မှ အကောင်အထည်ဖော်ဆောင်ရွက်မည့် လုပ်ငန်းစီမံကိန်းနှင့်ပတ်သက်၍ မြန်မာ့မီးရထားမှ Meeyahta International Hotel Limited (MIHL)သို့ ညှိနှိုင်းအကြောင်းကြားခဲ့မှုအရ အထက်အပိုဒ် ၁၊ အပိုဒ်ခွဲ(က)၊ (ခ)၊ (ဂ)၊ (စ)နှင့် (ဆ)ပါ အချက်အလက်များအပေါ် ပြင်ဆင်ဖြည့်စွက်ပြီး တင်ပြလာပါသည်။

၃။ အပိုဒ် ၁၊ အပိုဒ်ခွဲ(ဃ)အရ လုပ်ငန်းဆောင်ရွက်မည့်မြေနေရာအသုံးပြုခွင့်နှင့် လုပ်ငန်းဆောင်ရွက်ခွင့်တို့အပေါ် စီးပွားရေးရာကော်မတီ၊ ပြည်ထောင်စုအစိုးရအဖွဲ့တို့မှ ခွင့်ပြုသည့် အထောက်အထားများတင်ပြရန်ကိစ္စနှင့်ပတ်သက်၍ ၂၀၁၆ ခုနှစ်၊ ဇွန်လ (၂၀)ရက်နေ့တွင် ကျင်းပပြုလုပ်သည့် ပြည်ထောင်စုအစိုးရအဖွဲ့ စီးပွားရေးရာကော်မတီအစည်းအဝေး အမှတ်စဉ်(၅/၂၀၁၆)သို့ တင်ပြခဲ့ရာ **မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပြန်လည်တင်ပြရန်** ဆုံးဖြတ်ခဲ့ပါကြောင်းနှင့် Deed of Assignment အပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထားရရှိပါက ပြည်ထောင်စုအစိုးရအဖွဲ့ စီးပွားရေးရာကော်မတီနှင့် ပြည်ထောင်စုအစိုးရအဖွဲ့အစည်းအဝေးတို့သို့ ဆက်လက်တင်ပြသွားမည်ဖြစ်ပြီး ခွင့်ပြုချက်ရရှိပါက ပြန်လည်တင်ပြပါမည်။ (စီးပွားရေးရာကော်မတီ အစည်းအဝေးအမှတ်စဉ် (၅/၂၀၁၆) ဆုံးဖြတ်ချက်အား နောက်ဆက်တွဲ "က"ဖြင့် တင်ပြအပ်ပါသည်။)

၄။ အပိုဒ် ၁၊ အပိုဒ်ခွဲ(င)အရ Deed of Assignment အပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထားမှတ်ချက်တင်ပြရန်ကိစ္စနှင့်ပတ်သက်၍ ဉာဏ်ကြီးဌာနမှ ၂၀၁၆ ခုနှစ်၊ ဒီဇင်ဘာလ(၇)ရက်စွဲပါစာအမှတ်၊ ရထ-၂/ရန(MIHL)/၂၀၁၆(၂၈၆၂)ဖြင့် ပြည်ထောင်စုရှေ့နေချုပ်ရုံးသို့ ဥပဒေကြောင်းအရ စိစစ်ပြန်ကြားပေးနိုင်ပါရန် သဘောထားတောင်းခံထားပါကြောင်းနှင့် ရရှိပါက ဆက်လက်တင်ပြမည်ဖြစ်ပါကြောင်း ဖော်ပြအပ်ပါသည်။ (နောက်ဆက်တွဲ "ခ"ဖြင့် တင်ပြအပ်ပါသည်။)

၅။ သို့ဖြစ်ပါ၍ ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ် ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ (၉.၆၈)ဧကအနက် မြေဧရိယာ (၆.၃၆)ဧကတွင် BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်း၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့်ပြုပါရန် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆)ကြိမ်မြောက် အစည်းအဝေးဆုံးဖြတ်ချက်များနှင့်အညီ ပြင်ဆင်ထားရှိချက်များကို ကြို့တင်စိစစ်နိုင်ရန် ပေးပို့တင်ပြအပ်ပါသည်။

ပူးတွဲ - ပြင်ဆင်အဆိုပြုလွှာ (၁)စုံ ( )ရွက်

(signature)

ပြည်ထောင်စုဝန်ကြီး(ကိုယ်စား)
(ဝင်းခန့် - အမြဲတမ်းအတွင်းဝန်)

မိတ္တူ

- မြန်မာ့မီးရထား

နောက်ဆက်တွဲ "က"

လျှို့ဝှက်



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်

ပြည်ထောင်စုအစိုးရအဖွဲ့

စီးပွားရေးရာကော်မတီ

စာအမှတ်၊ စီးပွားကော်မတီ/အစိုးရအဖွဲ့(၉ /၂၀၁၆)

ရက်စွဲ၊ ၂၀၁၆ ခုနှစ် ဇွန်လ ၂၁ ရက်

သို့

ပြည်ထောင်စုအစိုးရအဖွဲ့ရုံး

အကြောင်းအရာ။ စီးပွားရေးရာကော်မတီ (၅ /၂၀၁၆)၏ မှတ်တမ်း၊ ကောက်နုတ်ချက် တင်ပြခြင်းကိစ္စ

၁။ စီးပွားရေးရာ ကော်မတီ အစည်းအဝေး အမှတ်စဉ် (၅ / ၂၀၁၆) ကို ၂၀-၆-၂၀၁၆ ရက်နေ့ (တနင်္လာနေ့) တွင် နိုင်ငံတော်သမ္မတ အိမ်တော်(ဘီ)ဆောင်၊ သမ္မတရုံးဝန်ကြီးဌာန အစည်းအဝေးခန်းမ ၌ ကျင်းပပြုလုပ်ခဲ့ပါသည်။

၂။ အဆိုပါအစည်းအဝေး၌ ဆွေးနွေးခဲ့သည့် အကြောင်းအရာများ၏ ကောက်နုတ်ချက်များကို သိရှိနိုင်ပါရန် ပူးတွဲပါဖြေဆိုသောဖြင့် တင်ပြအပ်ပါသည်။

21.6.16

အတွင်းရေးမှူး
စီးပွားရေးရာကော်မတီ

မိတ္တူကို
နိုင်ငံတော်သမ္မတရုံး
ပြည်ထောင်စုလွှတ်တော်ရုံး
သာသနာရေးနှင့်ယဉ်ကျေးမှုဝန်ကြီးဌာန
စိုက်ပျိုးရေး၊ မွေးမြူရေး နှင့် ဆည်မြောင်း ဝန်ကြီးဌာန
ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန
လျှပ်စစ်နှင့် စွမ်းအင်ဝန်ကြီးဌာန
စက်မှုဝန်ကြီးဌာန
စီးပွားရေးနှင့်ကူးသန်းရောင်းဝယ်ရေးဝန်ကြီးဌာန

လျှို့ဝှက်

၂

ပညာရေးဝန်ကြီးဌာန

စီမံကိန်းနှင့် ဘဏ္ဍာရေး ဝန်ကြီးဌာန

ဆောက်လုပ်ရေးဝန်ကြီးဌာန

လူမှုဝန်ထမ်း၊ ကယ်ဆယ်ရေးနှင့် ပြန်လည်နေရာချထားရေးဝန်ကြီးဌာန

ဟိုတယ်နှင့်ခရီးသွားလာရေးဝန်ကြီးဌာန

ပြည်ထောင်စုစာရင်းစစ်ချုပ်ရုံး

စီးပွားရေးရာကော်မတီအဖွဲ့ဝင်(အားလုံး)

မျှောစာ

စဥ်	ပေါင်းစည်းသည့်ဝန်ကြီးဌာန	အကြောင်းအရာ	ဆုံးဖြတ်ချက်
(၅)	ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေး ဝန်ကြီးဌာန	မိမိဝင်ငွေဖြင့် ရပ်တည်သည့် နိုင်ငံပိုင် စီးပွားရေးအဖွဲ့ အစည်းဖြစ်သော မြန်မာ့အမျိုးသားလေကြောင်း ဖွံ့ဖြိုးတိုး တက်ရေးအတွက် ဝန်ထုပ်ဝန်ပိုး ဖြစ်ပေါ်နေသည့် အငြိမ်း စားလစာ စရိတ်များနှင့် ပြည်ပကြွေးမြီများအား နိုင်ငံတော်က တာဝန်ယူ ဆောင်ရွက်ပေးရန် တင်ပြခြင်းကိစ္စ	ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန နှင့် စီမံကိန်းနှင့် ဘဏ္ဍာရေးဝန်ကြီးဌာနတို့ ညှိနှိုင်း ဆောင်ရွက်သွားရန် နှင့် အငြိမ်းစားလစာ စရိတ်များ ကို စီမံကိန်း နှင့်ဘဏ္ဍာရေးဝန်ကြီးဌာနမှ တာဝန်ယူ ပေးနိုင်သည့်ငွေပမာဏကိုသာ တောင်းခံရန်ဖြစ်ပါသည်။
(၆)	ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေး ဝန်ကြီးဌာန	မြန်မာ့အမျိုးသား လေကြောင်းမှ လေယာဉ်များ ငှားရမ်း/ ဝယ်ယူရန် ကနဦးရင်းနှီးမြှုပ်နှံမှု လိုအပ်ငွေကို ပို့ဆောင်ရေး နှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ စီးပွားရေး အဖွဲ့အစည်းများ၏ ဘဏ္ဍာ ရန်ပုံငွေမှ ခေတ္တထုတ်ချေးခွင့် ပြုနိုင်ရေး ကိစ္စ	ပြည်ထောင်စုအစိုးရအဖွဲ့အစည်းအဝေးသို့ တင်ပြ ရန် ဖြစ်ပါသည်။
(၇)	ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီး ဌာန	မြန်မာ့မီးရထားရုံးချုပ် ဟောင်းအား ရှေးမူမပျက် ပြုပြင်၍ ကြယ်ငါးပွင့်ဟိုတယ် တည်ဆောက်ခြင်း နှင့် ခေတ်မီရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်ခြင်း စီမံကိန်း ဆက်လက် ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြခြင်း	မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပြန်လည် တင်ပြရန် ဖြစ်ပါသည်။
(၈)	ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီး ဌာန	2600MHz လှိုင်းနှုန်းစဉ် လေလံအတွက် နယ်မြေ (၃)ခုကို အခြေခံ၍ နယ်မြေ (၁)ခုစီ အလိုက် ကြမ်းခင်းဈေး (Reserved Price)၊ လေလံ အောင်မြင်ပြီး ပျက်ကွက်ပါက ပေးဆောင် ရမည့် အာမခံကြေးငွေ(Bid Deposit) နှင့် လုပ်ငန်း အာမခံကြေး(Performance Bond) ကို လေလံ ကြမ်း	ပြည်ထောင်စုအစိုးရအဖွဲ့အစည်းအဝေးသို့ တင်ပြ ရန် ဖြစ်ပါသည်။

နောက်ဆက်တွဲ "ခ"



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန
ဝန်ကြီးရုံး

စာအမှတ်၊ ရထ-၂/ရန(MIHL)/၂၀၁၆(၂၈၆၂)
ရက် စွဲ၊ ၂၀၁၆ခုနှစ်၊ ဒီဇင်ဘာလ ၇ ရက်

သို့

ပြည်ထောင်စုရှေ့နေချုပ်ရုံး

အကြောင်းအရာ။ ဥပဒေကြောင်းအရ စိစစ်ပြန်ကြားပေးပါရန်ကိစ္စ

၁။ ရန်ကုန်မြို့၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်းပေါ်ရှိ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦကို ရှေးမူမပျက် ထိန်းသိမ်းပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ်တည်ဆောက်မည့် နိုင်ငံတကာ အဆင့်မီ ဟိုတယ်စီမံကိန်းလုပ်ငန်းနှင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်း၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့်နှင့်စပ်လျဉ်း၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၂-၇-၂၀၁၆)ရက်စွဲပါစာအမှတ်၊ မရက-၄/န-ထွေ/၂၀၁၆(၇၆၃)ဖြင့် ကြိုတင်လက်မှတ်ရေးထိုးရန် ခွင့်ပြုချက်အရ (၂၃-၇-၂၀၁၆)ရက်နေ့တွင် မြန်မာ့မီးရထားနှင့် MIHL ကုမ္ပဏီတို့ 2016 Build Operate and Transfer Contract No-1 (International Hotel Project), 2016 Build Operate and Transfer Contract No-2 (Land Mark Project), 2016 Master Land Lease N0-1 (International Hotel Project), 2016 Master Land Lease N0-2 (Land Mark Project) စာချုပ်များအား သဘောတူလက်မှတ်ရေးထိုးခဲ့ပါသည်။

၂။ အဆိုပါ စီမံကိန်းများကို အကောင်အထည်ဖော် ဆောင်ရွက်ခွင့်နှင့်ပတ်သက်၍ ချုပ်ဆိုခဲ့သည့် စာချုပ်များဖြစ်သည့် 2016 BOT Contract 1,2၏ အပိုဒ် 2(b), 2(c) နှင့် 2016 Master Land Lease 1,2၏ အပိုဒ် 1(b), 1(c) တို့အရ International Hotel စီမံကိန်းနှင့် Land Mark စီမံကိန်းများကို အကောင်အထည်ဖော်ဆောင်ရွက်မည့် Joint Venture ကုမ္ပဏီများ တည်ထောင်ခွင့်ရရှိပြီးသည့်အချိန်တွင် Joint Venture ကုမ္ပဏီများဖြစ်ကြသော Peninsula Yangon Limited နှင့် Meeyahta Development Limited တို့၏ အဆိုပြုလွှာများကို မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ တင်ပြခဲ့ရာ (၁၇-၁၀-၂၀၁၆) ရက်နေ့တွင် ကျင်းပပြုလုပ်သော မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၊ အဆိုပြုချက် စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆) ကြိမ်မြောက်အစည်းအဝေးမှ ဆုံးဖြတ်ခဲ့ရာတွင် Deed of Assignment များအပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထားမှတ်ချက်ဖြင့် ပြန်လည်တင်ပြရန် အချက်ပါဝင်ခဲ့ပါသည်။ (နောက်ဆက်တွဲ "က၊ ခ"တို့ဖြင့် ဖော်ပြအပ်ပါသည်)

၃။ အဆိုပါ အစည်းအဝေးဆုံးဖြတ်ချက်အရ Joint Venture ကုမ္ပဏီများဖြစ်ကြသော Peninsula Yangon Limited နှင့် Meeyahta Development Limited တို့မှ အထက်ပါ BOT စာချုပ်များနှင့်

Land Lease စာချုပ်များ၏ အစိတ်အပိုင်းဖြစ်သော Deed of Assignment and Transfer စာချုပ်များကို ထပ်မံချုပ်ဆိုရန်လိုအပ်သည့်အတွက် မြန်မာ့မီးရထားနှင့် MIHL ကုမ္ပဏီမှ တာဝန်ရှိသူတို့ ညှိနှိုင်း၍ မူကြမ်းပြုစုခဲ့ပြီး ဖြစ်ပါသည်။

၄။ သို့ဖြစ်ပါ၍ ရန်ကုန်မြို့၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်းပေါ်ရှိ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦကို ရှေးမူမပျက်ထိန်းသိမ်းပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ်တည်ဆောက်မည့် နိုင်ငံတကာအဆင့်မီ ဟိုတယ်စီမံကိန်းလုပ်ငန်းနှင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်း၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ရန် မြန်မာ့မီးရထားနှင့် MIHL ကုမ္ပဏီတို့ ချုပ်ဆိုဆောင်ရွက်ခဲ့သည့် BOT စာချုပ်များနှင့် Land Lease စာချုပ်များ၏ အစိတ်အပိုင်းဖြစ်သော 3-Parties Deed of Assignment and Transfer BOT No.1, 3-Parties Deed of Assignment and Transfer MLL No.1, 3-Parties Deed of Assignment and Transfer BOT No.2, 3-Parties Deed of Assignment and Transfer MLL No.2 စာချုပ်မူကြမ်းများအား ပြည်ထောင်စုရှေ့နေချုပ်ရုံးအနေဖြင့် ဥပဒေကြောင်းအရ စိစစ်ပြန်ကြားပေးနိုင်ပါရန် ညှိနှိုင်းမေတ္တာရပ်ခံအပ်ပါသည်။

ပူးတွဲ - စာချုပ်မူကြမ်း (၁၂)စုံ

ပြည်ထောင်စုဝန်ကြီး(ကိုယ်စား)
(မင်းချစ်ဦး-ဒုတိယအမြဲတမ်းအတွင်းဝန်)

မိတ္တူ

- မြန်မာ့မီးရထား

သို့

ဥက္ကဋ္ဌ

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

အမှတ် (၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်၊

ရန်ကုန်မြို့။

ရက်စွဲ ။ ၂၀၁၆ ခုနှစ်၊ ဒီဇင်ဘာလ၊ (၁၉) ရက်။

အကြောင်းအရာ။ ။ **Meeyahta Development Limited ၏ Redevelopment စီမံကိန်း အဆိုပြုချက်နှင့်စပ်လျဉ်း၍ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီမှ ပြန်ကြားလာသည့် သဘောထားနှင့်အညီ လိုက်နာဆောင်ရွက်သွားမည်ဖြစ်ပါကြောင်းအစီရင်ခံတင်ပြခြင်း။**

ရည်ညွှန်းချက်။

၁) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၈-၁၀-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆ (၉၆၄)

၂) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၀၄-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆ (၁၀၀၆)

၃) ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ၏ (၃၁-၁၀-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ ၁၀၉/၀၁ (၃၃၂၈)/စသက

၄) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၁-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆ (၁၀၂၀)

၁။ အထက်အကြောင်းအရာပါကိစ္စနှင့်ပတ်သက်၍ ကျွန်တော်များ Meeyahta Development Limited ("MDL") ၏ B.O.T စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့် ဈေးဂယ်စင်တာ စသည့်အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းအဆိုပြုချက်နှင့်စပ်လျဉ်း၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီသို့ အထက်ရည်ညွှန်း (၁) နှင့် (၂) ပါစာများအရ သဘောထားမှတ်ချက်တောင်းခံခဲ့မှုအပေါ် ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီမှ အထက်ရည်ညွှန်း(၃)ပါစာဖြင့် သဘောထားမှတ်ချက် ပြန်ကြားလာခဲ့ပါသည်။ ထို့အတွက်ကြောင့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ကျွန်တော်များ Meeyahta Development Limited သို့ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ၏ သဘောထားနှင့်အညီဆက်လက်ဆောင်ရွက်ရန် အထက်ရည်ညွှန်း (၄)ပါစာဖြင့် အကြောင်းပြန်ကြားခဲ့ပါသည်။

၂။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ပေးပို့အကြောင်းကြားလာသည့် အထက်ရည်ညွှန်း (၄)ပါစာအရ ကျွန်တော်များ Meeyahta Development Limited သည် ရန်ကုန်မြို့တော်စည်ပင်သာယာရေး

ကော်မတီ၏ သဘောထားမှတ်ချက်နှင့်စပ်လျဉ်း၍ အောက်ဖော်ပြပါအချက်များအား လိုက်နာဆောင်ရွက်မည်ဖြစ်ကြောင်း တင်ပြအပ်ပါသည်။

(က) ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ၊ အင်ဂျင်နီယာဌာန (အဆောက်အအုံ) မှ ထောက်ပြလာသည့် Car Parking အရေအတွက်နှင့်စပ်လျဉ်း၍ ကျွန်တော်များ Meeyahta Development Limited ဘက်မှ ကားပါကင်အရေအတွက် လုံလောက်မှုရှိစေရန် စီမံဆောင်ရွက်ထားရှိပြီး ဖြစ်ပါကြောင်း အတည်ပြုတင်ပြအပ်ပါသည်။

(ခ) ရန်ကုန်မြို့လယ်နှင့် ရွှေတိဂုံစေတီတော်အကြား မြင်ကွင်းပိတ်ဆို့မှုမဖြစ်စေရန် ပုံစံကိုအနည်းငယ်ပြင်ဆင်ရန်ကိစ္စနှင့်စပ်လျဉ်း၍ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီအင်ဂျင်နီယာဌာနမှတာဝန်ရှိသူများနှင့် ညှိနှိုင်းဆောင်ရွက်ပြင်ဆင်လျက် ရှိပါကြောင်းအတည်ပြုတင်ပြအပ်ပါသည်။

(ဂ) ကားရပ်နားရန်နေရာလုံလောက်မှုနှင့် ယာဉ်ကြောပိတ်ဆို့မှုမဖြစ်စေရန် Traffic Impact Assessment အား ပြင်ဆင်ရေးဆွဲထားရှိတင်ပြပြီးဖြစ်ပါသည်။

၃။ သို့ဖြစ်ပါ၍ ကျွန်တော်များ Meeyahta Development Limited ၏ Redevelopment စီမံကိန်းအား ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီသဘောထားနှင့်အညီ ဆောင်ရွက်လျက်ရှိပြီး Traffic Impact Assessment အားပြုစု၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ အဆိုပြုလွှာနှင့်အတူ ပေးပို့တင်ပြအပ်ပါသည်။

လေးစားစွာဖြင့်

(ဦးသိမ်းဝေ)

ဥက္ကဋ္ဌ

Meeyahta Development Limited

မိတ္တူကို

- ဦးဆောင်ညွှန်ကြားရေးမှူး၊ မြန်မာ့မီးရထား၊ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန
- ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ
- ရုံးလက်ခံ

သို့

ဥက္ကဋ္ဌ
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အမှတ် (၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်၊
ရန်ကုန်မြို့။

ရက်စွဲ ။ ၂၀၁၆ ခုနှစ်၊ ဒီဇင်ဘာလ၊ (၁၉) ရက်။

အကြောင်းအရာ။ ။ Meeyahta Development Limited ၏ Redevelopment စီမံကိန်း အဆိုပြုချက်နှင့် ပတ်သက်၍ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းမှ ပြန်ကြားလာသည့် သဘောထားနှင့် အညီ လိုက်နာဆောင်ရွက်သွားမည်ဖြစ်ပါကြောင်း အစီရင်ခံတင်ပြခြင်း။

ရည်ညွှန်းချက်။
၁) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၈-၁၀-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆ (၉၆၅)
၂) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၀၄-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆ (၁၀၁၇)
၃) မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၏ (၃၀-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မအသ/MIC/၀၈၇၃/၂၀၁၆
၄) မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၏ (၁၅-၁၂-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မအသ/MIC/၀၉၁၄/၂၀၁၆

၁။ အထက်အကြောင်းအရာပါကိစ္စနှင့်ပတ်သက်၍ ကျွန်တော်များ Meeyahta Development Limited ("MDL") ၏ B.O.T စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့် ဈေးဝယ်စင်တာ စသည့်အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းအဆိုပြုချက်နှင့်စပ်လျဉ်း၍၊ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းသို့ အထက်ရည်ညွှန်း (၁) နှင့် (၂) ပါစာများ အရ သဘောထားမှတ်ချက်တောင်းခံခဲ့ရာ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းမှ အထက်ရည်ညွှန်း (၄)ပါစာဖြင့် သဘောထားမှတ်ချက်ပြန်ကြားလာခဲ့ပါသည်။

၂။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းမှ ပေးပို့အကြောင်းကြားလာသည့် အထက်ရည်ညွှန်း (၄)ပါစာအရ ကျွန်တော်များ Meeyahta Development Limited သည် မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၏ သဘောထားမှတ်ချက်နှင့်စပ်လျဉ်း၍ အောက်ဖော်ပြပါအချက်များအား လိုက်နာဆောင်ရွက်မည်ဖြစ်ကြောင်း တင်ပြအပ်ပါသည်။

(က) ကျွန်တော်များ Meeyahta Development Limited ဘက်မှတင်ပြသော ပုံစံ၊ ဒီဇိုင်းများသည် အမှန်တကယ်တည်ဆောက်မည့် ပုံစံ၊ ဒီဇိုင်းများနှင့် ကွဲလွဲမှုရှိမည်မဟုတ်ကြောင်းနှင့် စီမံကိန်း လုပ်ငန်းတည်ဆောက်မှုတွင် စံချိန်စံညွှန်းမီတည်ဆောက်ရေးပစ္စည်းများ အသုံးပြု၍ တည် ဆောက်သွားမည်ဖြစ်ပါကြောင်း ကတိပြုတင်ပြအပ်ပါသည်။

(ခ) Ground Water ထုတ်ယူသုံးစွဲရာတွင် မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၏ လမ်းညွှန်ချက် အတိုင်း ထိန်းချုပ်သုံးစွဲသွားမည်ဖြစ်ပါကြောင်း ကတိပြုတင်ပြအပ်ပါသည်။

(ဂ) သက်ဆိုင်ရာမီးသတ်ဦးစီးဌာနမှချမှတ်ထားသော လမ်းညွှန်ချက်များအတိုင်း လိုက်နာဆောင် ရွက်မည်ဖြစ်ပါကြောင်းကတိပြုတင်ပြအပ်ပါသည်။

၃။ သို့ဖြစ်ပါ၍ ကျွန်တော်များ Meeyahta Development Limited ၏ အဆိုပြုလွှာပါ BoQ and Import List ပစ္စည်းအရေအတွက်စာရင်းများအား မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၏ သဘောထားပြန်ကြားစာ ပါ အရေအတွက်များအတိုင်း ပြန်လည်ပြင်ဆင်ပြုစု၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ပေးပို့တင်ပြ အပ်ပါသည်။

လေးစားစွာဖြင့်

(ဦးသိမ်းဝေ)

ဥက္ကဋ္ဌ

Meeyahta Development Limited

မိတ္တူကို

- ညွှန်ကြားရေးမှူးချုပ်၊ ရင်းနှီးမြှုပ်နှံမှုနှင့်ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာန
- အတွင်းရေးမှူး၊ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း MIC Project Assessment Committee
- Managing Director, Meeyahta Development Ltd.
- ရုံးလက်ခံ

သို့

ပြည်ထောင်စုဝန်ကြီးရုံး

သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန

ရက်စွဲ။ ။ ၂၀၁၆ ခုနှစ်၊ ဒီဇင်ဘာလ၊ (၇) ရက်။

အကြောင်းအရာ။ ။ Meeyahta Development Limited ၏ ESIA အစီရင်ခံစာပေးပို့တင်ပြခြင်း။

ရည်ညွှန်းချက်။

၁) မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်၏ (၁၈-၁၀-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက- ၄/ န-ဝ၆၈/ ၂၀၁၆ (၉၆၀)

၂) မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်၏ (၃-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက- ၄/ န-ဝ၆၈/ ၂၀၁၆ (၉၉၉)

၃) ရင်းနှီးမြှုပ်နှံမှုဌာနဆိုင်ရာ ပူးပေါင်းလုပ်ငန်းအဖွဲ့၊ ရန်ကုန်မြို့၏ (၈-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ ဝ၀၁/ MIC(OSS)/ ဝ၁ (၂၄၁/၁၆)

၄) ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန၏ (၄-၁၀-၂၀၁၆) ရက်စွဲပါစာအမှတ်၊ ရထ-၂ / ရန MIC / ၂၀၁၆ (၂၂၆၃)

၅) မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်၏ (၁၁-၁၁-၂၀၁၆) ရက်စွဲပါ စာအမှတ်၊ မရက- ၄/ န-ဝ၆၈/ ၂၀၁၆ (၁၀၁၈)

၁။ အထက်အကြောင်းအရာပါကိစ္စနှင့်ပတ်သက်၍၊ ကျွန်တော်များ Meeyahta Development Limited ("MDL") ၏ B.O.T စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့် ဈေးဝယ်စင်တာစသည့်အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းအားဆောင်ရွက်ရန် အတွက် ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် အဆိုပြုလွှာတင်ပြလာခြင်းနှင့်စပ်လျဉ်း၍ မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှုကော်မရှင်အဆိုပြုချက်စိစစ်ရေးအဖွဲ့သည် ရင်းနှီးမြှုပ်နှံမှုဌာနဆိုင်ရာပူးပေါင်းလုပ်ငန်းအဖွဲ့ သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန၏ သဘောထားမှတ်ချက်နှင့်အညီ လိုက်နာဆောင်ရွက်ရန်နှင့် ဆောင်ရွက်မည့်အစီအစဉ်များအား သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာနသို့ တိုက်ရိုက်အစီရင်ခံတင်ပြရန် အထက်ရည်ညွှန်း(၅)ပါစာဖြင့် အကြောင်းကြားပေးပို့ခဲ့ပါသည်။

၂။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့မှ အကြောင်းကြားပေးပို့ခဲ့သည့် အထက်ရည်ညွှန်း(၅) ပါစာအရ ကျွန်တော်များ Meeyahta Development Limited ("MDL") သည် ရင်းနှီးမြှုပ်နှံမှုဌာနဆိုင်ရာပူးပေါင်းလုပ်ငန်းအဖွဲ့၊ သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန၏ သဘောထားမှတ်ချက်နှင့်စပ်လျဥ်း၍ အောက်ဖော်ပြပါအတိုင်း လိုက်နာဆောင်ရွက်မည်ဖြစ်ကြောင်း တင်ပြအပ်ပါသည် -

(က) စာပိုဒ် ၂(က)နှင့်စပ်လျဥ်း၍ ကျွန်တော်များ Meeyahta Development Limited အနေဖြင့် အဆိုပြုလုပ်ငန်းများကြောင့် ဖြစ်ပေါ်လာနိုင်သည့် ပတ်ဝန်းကျင်၊ လူမှုရေးနှင့် ကျန်းမာရေး ထိခိုက်ပျက်စီးမှုများကို လျော့နည်းစေရန်အတွက် လုပ်ငန်းဆောင်ရွက်ရာတွင် ပတ်ဝန်းကျင်ထိခိုက်မှု အနည်းဆုံးဖြစ်စေမည့် နည်းစနစ်များအား အသုံးပြုလုပ်ဆောင်သွားမည်ဖြစ်ပါကြောင်းနှင့် (Corpoate Social Responsibility –CSR) အတွက် အသားတင်အမြတ်ငွေ၏ ၂% အသုံးပြုခြင်းအား ကတိကဝတ်များအတိုင်း အကောင်အထည်ဖော်လိုက်နာသွားမည်ဖြစ်ပါကြောင်း ကတိပြုတင်ပြအပ်ပါသည်။

(ခ) စာပိုဒ် ၂(ခ)နှင့်စပ်လျဥ်း၍ ကျွန်တော်များ Meeyahta Development Limited အနေဖြင့် အဆိုပြုလွှာတွင် ပူးတွဲတင်ပြထားသည့် လူမှုပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်း (Environmental & Social Impact Assessment – ESIA) အစီရင်ခံစာကို ပြည့်စုံစွာဖြည့်စွက်ဆောင်ရွက်ပြီး ဤစာနှင့်အတူ ပူးတွဲ၍ အစီရင်ခံတင်ပြအပ်ပါသည်။

(ဂ) စာပိုဒ် ၂(ဂ)နှင့်စပ်လျဥ်း၍ကျွန်တော်များ Meeyahta Development Limited အနေဖြင့် ပတ်ဝန်းကျင်စီမံခန့်ခွဲမှုအစီအစဉ် (Environmental Management Plan - EMP) အားရေးဆွဲထားရှိပြီး၊ စီမံချက်ပါအတိုင်းအကောင်အထည်ဖော်ဆောင်ရွက်သွားမည်ဖြစ်ပါသည်။ EMP Report အား ဤစာနှင့်အတူ ပူးတွဲ၍ အစီရင်ခံတင်ပြအပ်ပါသည်။

(ဃ) စာပိုဒ် ၂(ဃ)နှင့်စပ်လျဥ်း၍ ကျွန်တော်များ Meeyahta Development Limited အနေဖြင့် ပြဌာန်းထားသည့် ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဥပဒေ၊ နည်းဥပဒေ၊ လုပ်ထုံးလုပ်နည်းများ၊ အမျိုးသားပတ်ဝန်းကျင်ဆိုင်ရာ အရည်အသွေး(ထုတ်လွှတ်မှု) လမ်းညွှန်ချက်များနှင့်အညီ လိုက်နာဆောင်ရွက်မည်ဖြစ်ပါကြောင်း ကတိပြုတင်ပြအပ်ပါသည်။

(င) စာပိုဒ် ၂(င)နှင့်စပ်လျဥ်း၍ ကျွန်တော်များ Meeyahta Development Limited အနေဖြင့် မြို့တော်စည်ပင်သာယာ၏ ခွင့်ပြုချက်/လမ်းညွှန်ချက်များနှင့်အညီ လိုက်နာဆောင်ရွက်မည်ဖြစ်ပါကြောင်း ကတိပြုတင်ပြအပ်ပါသည်။

၃။ သို့ဖြစ်ပါ၍ ကျွန်တော်များ Peninsula Yangon Limited ("PYL") ဘက်မှ သယံဇာတနှင့်သဘာဝ ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန၏ သဘောထားမှတ်ချက်နှင့်အညီ လိုက်နာဆောင်ရွက်မည့် အစီအစဉ်များအား မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ လမ်းညွှန်ချက်အတိုင်း လူကြီးမင်းတို့ဌာနသို့ ပေးပို့တင်ပြအပ်ပါသည်။

မှတ်ချက် ။ ။ ပူးတွဲပါ အစီရင်ခံစာ စာအုပ် (၁)အုပ်၊ CD တစ်ချပ်။

လေးစားစွာဖြင့်

Mr. Serge Pun @ ဦးသိမ်းဝေ

Promotor

Peninsula Yangon Limited

မိတ္တူကို

မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

ညွှန်ကြားရေးမှူးချုပ်၊ ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဦးစီးဌာန

ညွှန်ကြားရေးမှူး၊ ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဦးစီးဌာန၊ ရန်ကုန်တိုင်းဒေသကြီး - ပူးတွဲပါမိတ္တူ (၁)အုပ်

အဖွဲ့ခေါင်းဆောင်၊ ရင်းနှီးမြှုပ်နှံမှုဌာနဆိုင်ရာပူးပေါင်းလုပ်ငန်းအဖွဲ့ (OSS)

ဦးဆောင်ညွှန်ကြားရေးမှူး၊ မြန်မာ့မီးရထား၊ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန

သို့

မန်နေးဂျင်းဒါရိုက်တာ

မြန်မာ့မီးရထား

နေပြည်တော်

ရက်စွဲ။ ။ ၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာလ၊ (၂၉) ရက်။

အကြောင်းအရာ။ ။Meeyahta Development Limited ကိစ္စနှင့်ပတ်သက်၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆) အစည်းအဝေးဆုံးဖြတ်ချက်နှင့်အညီ ပြင်ဆင်တင်ပြခြင်း။

ရည်ညွှန်းချက်။ ၁) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆) အစည်းအဝေးဆုံးဖြတ်ချက်။

၂) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၏ ၂၀၁၆ ခုနှစ်၊ အောက်တိုဘာလ၊ ၂၅ ရက်နေ့စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆(၉၈၀)။

၃) မြန်မာ့မီးရထား (စီးပွားရေးဌာန) ၏ ၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာလ (၁၀) ရက်နေ့စွဲပါ စာအမှတ်၊ စီးပွား(စမ-၈) (၂၁၉၄/၂၀၁၆) MIHL

၁။ အထက်ရည်ညွှန်းချက်ပါစာအရ ကျွန်တော်များ Meeyahta Development Limited ("MDL") သည် ၂၀၁၆ ခုနှစ်၊ အောက်တိုဘာလ၊ (၁၇) ရက်နေ့တွင်ကျင်းပပြုလုပ်ခဲ့သည့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့ အစည်းအဝေးမှသိရှိလိုသည့် စီမံကိန်းနှင့်စပ်လျဉ်းသောအကြောင်းအရာများနှင့် ပတ်သက်၍ အောက်ပါအတိုင်းလေးစားစွာ ရှင်းလင်းတင်ပြအစီရင်ခံအပ်ပါသည်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်သို့ ကော်မရှင်၏အစည်းဝေးနှင့်အညီ လိုအပ်ချက်များအား ကျွန်တော်များဘက်မှ ပြန်လည်ပြင်ဆင်တင်ပြရာ၌ လူကြီးမင်းတို့၏ဌာနမှတဆင့်တရားဝင်ပြန်ကြားပေးပါရန် လေးစားစွာဖြင့် တောင်းဆိုအပ်ပါသည်။

၂။ (က) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၂(က)နှင့်စပ်လျဉ်း၍ Meeyahta International Hotel Limited နှင့် အက်(ဖ်)အမ်အိုင်ဆင်ဒီကေးရှင်းလီမိတက်သို့ ထုတ်ပေးထားသည့် ကော်မရှင်၏ခွင့်ပြုမိန့် အမှတ် (၁၈၁/၁၉၉၃) နှင့် (၁၀၅/၁၉၉၅) တို့အား Peninsula Yangon Limited နှင့် Meeyahta Development Limited စီမံကိန်း(၂)ခုအတွက် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ခွင့်ပြုမိန့်များ ရရှိခဲ့ပါက လုပ်ထုံးလုပ်နည်းနှင့်အညီပြန်လည်အပ်နှံမည်ဖြစ်ကြောင်း အတည်ပြုတင်ပြအပ်ပါသည်။

(ခ) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၂(ခ)နှင့်စပ်လျဉ်း၍ Meeyahta Development Limited ၏ Investment Diagram အား နောက်ဆက်တွဲ (၃) တွင် ဖော်ပြထားပါသည်။

(ဂ) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၂(ဂ)နှင့်စပ်လျဉ်း၍ Business Hotels ၏ ဟိုတယ်အခန်း အရေအတွက်အား အောက်ပါအတိုင်း အမျိုးအစား (၅)မျိုးခွဲခြားထားပါသည် -

(၁) King Room, စုစုပေါင်းအခန်း (၂၀၀) ခန်းထားရှိမည်ဖြစ်ပြီး (ငှားရမ်းအသုံးပြုခြင်း မပြုသောအခန်း-၃ခန်းအပါအဝင်)၊ ပထမနှစ်အတွက် တစ်ညတာ တည်းခိုစရိတ်အား $202 နှုန်းသတ်မှတ်ထားပါသည်။

(၂) Double Room, စုစုပေါင်းအခန်း(၅၀)ခန်းထားရှိမည်ဖြစ်ပြီး၊ ပထမနှစ်အတွက် တစ်ညတာ တည်းခိုစရိတ်အား $202 နှုန်းသတ်မှတ်ထားပါသည်။

(၃) Junior Suite, စုစုပေါင်းအခန်း(၂၄)ခန်းထားရှိမည်ဖြစ်ပြီး၊ ပထမနှစ်အတွက် တစ်ညတာ တည်းခိုစရိတ်အား $282.17 နှုန်းသတ်မှတ်ထားပါသည်။

(၄) Executive Suite, စုစုပေါင်းအခန်း(၆)ခန်းထားရှိမည်ဖြစ်ပြီး၊ ပထမနှစ်အတွက် တစ်ညတာ တည်းခိုစရိတ်အား $331 နှုန်းသတ်မှတ်ထားပါသည်။

(၅) Presidential Suite, စုစုပေါင်းအခန်း(၁)ခန်းထားရှိမည်ဖြစ်ပြီး၊ ပထမနှစ်အတွက် တစ်ညတာ တည်းခိုစရိတ်အား $2000 နှုန်းသတ်မှတ်ထားပါသည်။

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏အဆိုပြုချက်အရ၊ ကျွန်တော်များအနေဖြင့် ရင်းနှီးမြှုပ်နှံထားသည့်အခန်းတစ်ခန်းချင်းစီအတွက် မြင့်တက်လာမည့် ခန့်မှန်းကုန်ကျစရိတ်များပါဝင်တွက်ချက်ထားသည့် စီးပွားရေးဆိုင်ရာတွက်ချက်မှုပုံစံအသစ်အား နောက်ဆက်တွဲ (၅.၂) တွင် အစားထိုးပြင်ဆင်တင်ပြထားပါသည်။

(ဃ) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၂(ဃ)နှင့်စပ်လျဉ်း၍ မြန်မာ့မီးရထားအနေဖြင့် လုပ်ငန်းဆောင်ရွက်မည့်မြေနေရာအသုံးပြုခွင့်နှင့် လုပ်ငန်းဆောင်ရွက်ခွင့်တို့အပေါ် စီးပွားရေးရာကော်မတီ၊ ပြည်ထောင်စုအစိုးရအဖွဲ့တို့၏ ဆုံးဖြတ်ချက်မိတ္တူကို မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မတီသို့ ပေးပို့တင်ပြပေးရမည်ဖြစ်ပါသည်။

(င) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ်၂(င)နှင့်စပ်လျဉ်း၍မြန်မာ့မီးရထားအနေဖြင့် Deed of Assignment နှင့် Supplementary Agreement များအပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထား မှတ်ချက်မိတ္တူကို မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မတီသို့ ပေးပို့တင်ပြပေးရမည်ဖြစ်ပါသည်။

(စ) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၂(စ)နှင့်စပ်လျဉ်း၍ The Road Traffic Plan အား နောက်ဆက်တွဲ (၁.၄) တွင် တင်ပြထားပါသည်။

(ဆ) အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ်၂(ဆ)နှင့်စပ်လျဉ်း၍စီးပွားရေးဆိုင်ရာတွက်ချက်မှုများအားပြန်လည်စိစစ်ထားရှိပြီးဖြစ်ပါသည်။

၃။ အစည်းအဝေးဆုံးဖြတ်ချက်အပိုဒ် ၃ အရ ကျွန်တော်များအနေဖြင့် အထက်စာပိုဒ်(၂)ပါအချက်များအား ဆုံးဖြတ်ချက်နှင့်အညီပြန်လည်ပြင်ဆင်ပြီးပါက မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပြန်လည်ပေးပို့တင်ပြရမည်ဖြစ်ပါသည်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အဆိုပြုချက်စိစစ်ရေးအဖွဲ့၊ အစည်းအဝေးမှ သိရှိလိုသည့် စီမံကိန်းနှင့်စပ်လျဉ်းသောအကြောင်းအရာတို့ကို မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်အဆိုပြုလျှောက်ထားလွှာတွင် အောက်ပါအတိုင်းပြန်လည်ပြင်ဆင်တင်ပြအပ်ပါသည် -

(က) Shareholder တစ်ဦးချင်းစီ၏ ရှယ်ယာပိုင်ဆိုင်မှုရာခိုင်နှုန်းများကို Investment Summary နောက်ဆက်တွဲ (၃.၂) တွင် တင်ပြထားရှိပါသည်။

(ခ) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်နှင့် ရင်းနှီးမြှုပ်နှံမှုနှင့်ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာနသို့ တင်ပြထားရှိသည့် လျှောက်လွှာများ၌ "mixed use development" ဆိုသည့်စကားရပ်နေရာတွင် "Construction, management and leasing of Retail Podium, Branded Residences (Tower 1), Hotel and Serviced Residences (Tower 2), Office Towers (Towers 3 and 4)" ဆိုသည့်စကားရပ်အား မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏အကြံပြုချက်နှင့်အညီ ပြင်ဆင်တင်ပြထားရှိပါသည်။

(ဂ) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ကျွန်တော်များကုမ္ပဏီအားပြန်လည်ရှင်းလင်းတင်ပြရန် မေးမြန်းထားသည့် Tower 1 (branded residences) ၏ Income Statement တွင် ဖော်ပြပါရှိ သည့် Sales Price တစ်စတုရန်းပေလျှင် $540 နှင့်စပ်လျဉ်း၍ အဆိုပါနှုန်းထားသည် တာဝါတစ်ထပ်ချင်းစီအတွက်ဈေးနှုန်းကွာခြားချက် ရှိ/မရှိ၊ Common Area များပါဝင်တွက်ချက်ထားခြင်း ရှိ/မရှိ နှင့် အဆောက်အဦတစ်ခုလုံး၏ Overall Area နှင့် Overall Price တို့ ဆက်စပ်မှု ရှိ/မရှိ မေးမြန်းချက်များအတွက် ရှင်းလင်းတင်ပြချက်များအား ဤစာနှင့်အတူပူးတွဲပါရှိသောဇယား(၁)တွင် ရှင်းလင်းတင်ပြထားရှိပြီးဖြစ်ပါသည်။

ဤစာတွင် ရှင်းလင်းတင်ပြထားသည့်အကြောင်းအရာများအား ပူးတွဲပါ MIC MDL အဆိုပြုလွှာတွင် ပြန်လည်ပြုစု၍ ပေးပို့တင်ပြအပ်ပါသည်။

သို့ဖြစ်ပါ၍ ကျွန်တော်များကုမ္ပဏီအနေဖြင့် လူကြီးမင်းတို့ဌာနမှ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပေးပို့တင်ပြဆောင်ရွက်ပေးရမည့် အစည်းအဝေးဆုံးဖြတ်ချက် အပိုဒ်(၂)(ဃ)နှင့်(င) ပါ အချက်များကို စောင့်စားလျက် လူကြီးမင်းဌာန၏ ဆောင်ရွက်ချက်များအပေါ် လိုအပ်လာပါက ကျွန်တော်များကုမ္ပဏီမှ ကူညီဖြည့်ဆည်းဆောင်ရွက်ပေးရန် အဆင်သင့်ရှိပါကြောင်းတင်ပြအပ်ပါသည်။

လေးစားစွာဖြင့်

Mr. Serge Pun @ ဦးသိမ်းဝေ

Promotor

Meeyahta Development Limited

မိတ္တူကို

ပြည်ထောင်စုဝန်ကြီး၊ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန
မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

SCHEDULE 1

Explanation of pricing in relation to area for Tower 1: Branded Residences

98 units are to be constructed in Tower 1. There are six units types and the price varies according to size, orientation and level as shown in the summary table below. Total payments are expressed in USD. The range is from $455sqft to $645sft and the average is $540 sqft. The most expensive unit is $5,023,400 and the least expensive is $876,000.

8-Nov-16		Lowest			Highest			Delta	
Range in Sq-Ft	Units	Net Saleable Area	Price	$sqm	Net Saleable Area	Price	$sqm		
Penthouse	2	7772	$ 5,016,400	$ 645	7782	$ 5,023,400	$ 645	0.00%	$ 0.01
4 Bed	32	4198	$ 2,059,100	$ 491	4198	$ 2,625,800	$ 625	27.52%	$ 134.99
3 Bed	32	3681	$ 1,805,700	$ 491	3681	$ 2,302,600	$ 625	27.52%	$ 134.98
2 Bed A	8	1959	$ 891,200	$ 455	1959	$ 918,400	$ 469	3.05%	$ 13.88
2 Bed B	8	2002	$ 919,900	$ 459	2002	$ 957,700	$ 478	4.11%	$ 18.88
2 Bed C	8	1916	$ 880,400	$ 460	1916	$ 916,500	$ 478	4.10%	$ 18.84
2 Bed D	8	1927	$ 876,500	$ 455	1927	$ 930,900	$ 483	6.21%	$ 28.23
Total	**98**	**Lowest**	**$ 876,500**	**$ 455**	**Highest**	**$ 5,023,400**	**$ 645**	**41.89%**	**$ 190.57**
Total sales			**$ 178,129,058**						
Total net saleable area			**330,118**						
Average			**$ 540**						

The net saleable area is measured using an international standard, the AIA Standard of Measurement. Under this standard the NSA is measured to the exterior of façade and to the center line of any partition / corridor / core walls. It includes 50% outdoor (balcony and a/c ledge).

The building will have the benefit of a management agreement with Peninsula Hotels who will provide a variety of services to owners which include, concierge, parking management, common parts and facilities cleaning, external area and façade cleaning, managing the common facilities and subletting property on behalf of owners. The cost of the management service is recovered by way of service charge to owners. Service charge is determined on basis of net saleable unit area.

Common areas such as lifts and lobbies are retained by the developer with owners being given access.

Common facilities included pool deck, gym, changing rooms, function room, kids rooms are retained by developer and owners and their guests are given access.

Car parking is allocated to owners at time of unit purchase but not sold to owner. The car parking is retained by the developer.

Owners contribute to sinking fund as part of the service charge. This is for replacement and repairs to the common areas and facilities.



ပြည် ထောင် စု သမ္မတ မြန် မာ နိုင် ငံ တော်
ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန
မြန် မာ့ မီး ရ ထား

RECEIVED
30 NOV 2016
BY:

စာအမှတ်၊ ၃၅၁-အလ-၂၀၁၆ (MIHL)(၃၅၇၂)
ရက်စွဲ ၊ ၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာလ ၂၈ ရက်

သို့
ဥက္ကဌ
Meeyahta International Hotel Limited

အကြောင်းအရာ။ MIHL Redevelopment စီမံကိန်းနှင့်ပတ်သက်၍ Meeyahta Development Ltd ၏ အဆိုပြုချက်အပေါ် သဘောထားမှတ်ချက် ပြန်ကြားလာခြင်းကိစ္စ

ရည် ညွှန်း ချက် ။
(၁) မြန်မာ့မီးရထား၏ ၁၀.၁၁.၂၀၁၆ ရက်စွဲပါ စာအမှတ်၊ စီးပွား(စမ-၈)(၂၁၉၄/၂၀၁၆)/MIHL
(၂) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၁၀.၁၁.၂၀၁၆ ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆ (၁၀၁၈)
(၃) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၁၁.၁၁.၂၀၁၆ ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆ (၁၀၂၀)

၁။ ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ (၉.၆၈)ဧကအနက် မြေဧရိယာ (၆.၃၆)ဧကတွင် BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်များ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့် ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းအား Meeyahta Development Ltd မှ အကောင်အထည်ဖော် ဆောင်ရွက်မည့် အဆိုပြုလွှာတင်ပြထားမှုအပေါ် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ သဘောထားပြန်ကြားချက်နှင့်အညီ ပြန်လည်တင်ပြနိုင်ရေး ရည်ညွှန်း (၁)ပါစာဖြင့် အကြောင်းကြားထားပါသည်။

၂။ အဆိုပါ စီမံကိန်းလုပ်ငန်းနှင့်ပတ်သက်၍ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ သက်ဆိုင်ရာဌာန၊ အဖွဲ့အစည်းများသို့ သဘောထားမှတ်ချက်များ တောင်းခံထားမှုအပေါ် ရင်းနှီးမြှုပ်နှံမှုဌာနဆိုင်ရာ ပူးပေါင်းလုပ်ငန်းအဖွဲ့၊ သယံဇာတနှင့် သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာနနှင့် ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီတို့မှ သဘောထားပြန်ကြားချက်နှင့် ကိုက်ညီမှုရှိစေရေး ဆောင်ရွက်ရန်နှင့် ပြန်လည်ပြင်ဆင်ရေးဆွဲပြီးပါက သက်ဆိုင်ရာဌာန၊ အဖွဲ့အစည်းများသို့ ပြန်လည်

တင်ပြသွားရန် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ရည်ညွှန်း (၂)နှင့် (၃)ပါ စာများဖြင့် ထပ်မံ အကြောင်းကြားလာပါသည်။

၃။ သို့ဖြစ်ပါ၍ MIHL Redevelopment စီမံကိန်းနှင့်ပတ်သက်၍ Meeyahta Development Ltd မှ အကောင်အထည်ဖော် ဆောင်ရွက်မည့်လုပ်ငန်း အဆိုပြုလွှာအပေါ် မြန်မာနိုင်ငံရင်းနှီး မြှုပ်နှံမှုကော်မရှင်၊ ရင်းနှီးမြှုပ်နှံမှုဌာနဆိုင်ရာ ပူးပေါင်းလုပ်ငန်းအဖွဲ့၊ သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင် ထိန်းသိမ်းရေးဝန်ကြီးဌာနနှင့် ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီတို့၏ သဘောထား များနှင့် ကိုက်ညီမှုရှိစေရေး ဆောင်ရွက်နိုင်ရန်အတွက် သက်ဆိုင်ရာဌာနအဖွဲ့အစည်းများသို့ ပြန်လည် တင်ပြနိုင်ရေးMIHL အနေဖြင့် ပြန်လည်ပြင်ဆင်ရေးဆွဲ ဆောင်ရွက်ရမည့်အချက်အလက်များအား ပြင်ဆင်ဖြည့်စွက်ပြီး အမြန်ပြုစုတင်ပြရန် အကြောင်းကြားပါသည်။

ပူးတွဲ - ရည်ညွှန်း (၂)(၃)စာမိတ္တူ (၂)စောင်

ဦးဆောင်ညွှန်ကြားရေးမှူး (ကိုယ်စား)

(သူရအောင်မျိုးမြင့်၊ အထွေထွေမန်နေဂျာ-စီမံ/အုပ်ချုပ်)

မိတ္တူ

အထွေထွေမန်နေဂျာ (မြို့ပြ)

အထွေထွေမန်နေဂျာ (စီးပွားရေး)

အထွေထွေမန်နေဂျာ (ဘဏ္ဍာရေး)

အထွေထွေမန်နေဂျာ (အောက်မြန်မာပြည်)



THE REPUBLIC OF THE UNION OF MYANMAR
MYANMAR INVESTMENT COMMISSION
PROPOSAL ASSESSMENT TEAM
No. (1), Thitsar Street, Yan Kin Township

Our ref: DICA-4/FI-068(074/ 2016(966)
Date : 18th October 2016

☎-01-658129
🖷- 01-658137

To

Ministry of Transport and Communication

Subject: **Application for the Proposal**

Reference: Ministry of Transport and Communication Letter No YaHta-2/YN(MIC)/2016(2263) dated 4th October 2016

Regarding the captioned subject, your investment proposal application submitted on 4-10-2016 is accepted by Proposal Assessment Team, at its meeting (38/2016) held on (17-10-2016),

In addition, necessary information and facts to be corrected and added on your proposal will be continuously informed as per decision of Proposal Assessment Team.

Yours sincerely,

M. Sanda

for Team Leader
(Mya Sandar, Director)

cc:

Managing Director
Myanma Railway
Ministry of Transport and Communication

Company Administration Division (Foreign Company)

Peninsula Yangon Ltd.

Meeyahta Development Ltd.



မြန် မာ့ မီး ရ ထား

စီး ပွား ရေး ဌာ န

စာအမှတ်၊စီးပွား(စမ-၈)(၂၁၉၄ /၂၀၁၆)MIHL

ရက် စွဲ ၊၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာလ ၁၀ ရက်

သို့

ဥက္ကဋ္ဌ

Meeyahta International Hotel Limited ✓

အကြောင်းအရာ။ အဆိုပြုချက် စိစစ်ရေးအဖွဲ့၏ (၃၈/၂၀၁၆)အစည်းအဝေး ဆုံးဖြတ်ချက်နှင့်အညီ ပြင်ဆင်တင်ပြရန် အကြောင်းကြားခြင်းကိစ္စ

ရည်ညွှန်းချက်။ (၁) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၂၅.၁၀.၂၀၁၆ ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆(၉၈၀)

(၂) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၂၅.၁၀.၂၀၁၆ ရက်စွဲပါ စာအမှတ်၊ မရက/-၄/န-၀၆၈/၂၀၁၆(၉၈၁)

၁။ ရန်ကုန်တိုင်းဒေသကြီး၊ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧက (၉.၆၈)ဧကအနက် မြေဧရိယာ(၆.၃၆)ဧကတွင် BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းအား လုပ်ကိုင်ရန်အတွက် ဖက်စပ်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Meeyahta Development Ltd. တည်ထောင်၍ လည်းကောင်း၊ မြေဧရိယာ(၃.၃၂)ဧကတွင် BOT စနစ်ဖြင့် မြန်မာ့မီးရထားရုံးချုပ်ဟောင်းအဆောက်အဦအား ရှေးမူမပျက်ပြုပြင်၍ ကြယ်ငါးပွင့်ဟိုတယ်တည်ဆောက်ခြင်းလုပ်ငန်းအား လုပ်ကိုင်ဆောင်ရွက်နိုင်ရန်အတွက် ရာနှုန်းပြည့် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Peninsula Yangon Ltd.(PYL) တို့မှလည်းကောင်း နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ရန်အတွက် Meeyahta International Hotel Limited(MIHL) မှ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတဆင့် အဆိုပြုလွှာများ တင်ပြလာခြင်းအား ၂၀၁၆ခုနှစ်၊အောက်တိုဘာလ၁၇ ရက်နေ့တွင်ကျင်းပသော အဆိုပြုချက်စစ်ဆေးရေးအဖွဲ့၏(၃၈/၂၀၁၆)ကြိမ်မြောက် အစည်းအဝေးမှ ဆုံးဖြတ်ချက်များကို မြန်မာနိုင်ငံရင်နှီးမြှုပ်နှံမှုကော်မရှင်မှရည်ညွှန်း(၁)(၂)ပါစာများဖြင့်အကြောင်းကြားလာပါသည်။

၂။ အစည်းအဝေးဆုံးဖြတ်ချက်များမှာအောက်ပါအတိုင်းဖြစ်ပါသည်-

(က) Meeyahta International Hotel Limited နှင့် အက်(ဖ်)အမ်အိုင် ဆင်ဒီကေးရှင်းလီမိတတ်တို့သို့ ထုတ်ပေးထားသည့် ကော်မရှင်၏ ခွင့်ပြုမိန့်အမှတ် (၁၈၀/၁၉၉၃)နှင့်(၁၀၅/၁၉၉၅)တို့အား ပြန်လည်အပ်နှံရန်။

(ခ) Investment Structure တင်ပြရန်နှင့် လုပ်ငန်းအမျိုးအစားပြင်ဆင်တင်ပြရန်။

(ဂ) ဟိုတယ်အခန်းအရေအတွက်၊အမျိုးအစား၊ငှားရမ်းခန္ဓန်း တင်ပြရန်။

(ဃ) လုပ်ငန်းဆောင်ရွက်မည့် မြေနေရာအသုံးပြုခွင့်နှင့် လုပ်ငန်းဆောင်ရွက်ခွင့်တို့အပေါ် စီးပွားရေးရာကော်မတီ၊ ပြည်ထောင်စုအစိုးရအဖွဲ့တို့မှ ခွင့်ပြုသည့် အထောက်အထားများ တင်ပြရန်။

(င) Deed of Assignment အပေါ် ပြည်ထောင်စုရှေ့နေချုပ်ရုံး၏ သဘောထားမှတ်ချက် တင်ပြရန်။

(စ) Road Traffic Plan တင်ပြရန်။

(ဆ) စီးပွားရေးဆိုင်ရာ တွက်ချက်မှုများပြန်လည် စိစစ်တင်ပြရန်။

၃။ အစည်းအဝေးဆုံးဖြတ်ချက် အပိုဒ်(၂)(ဃ) နှင့် (င)ပါအချက်များကို မြန်မာ့မီးရထားမှ ဆောင်ရွက်ပေးရမည်ဖြစ်ပြီး အပိုဒ် (၂) (က/ခ/ဂ/စ/ဆ)တို့ကို MIHL မှ ပြုစုတင်ပြပေးရမည် ဖြစ်ပါသောကြောင့် MIHL ဘက်မှပြုစုတင်ပြပေးရမည့် အချက် (၅)ချက်ကို အမြန်ပြုစု၍ ပေးပို့ပါရန်ညှိနှိုင်းအကြောင်းကြားပါသည်။

၁၀ / ၁၁ / ၂၀၁၆

အထွေထွေမန်နေဂျာ/စီးပွားရေး(ကိုယ်စား)

(နေမျိုးအေး၊ဒုတိယအထွေထွေမန်နေဂျာ/စီးပွားရေး)

မိတ္တူ

- ဦးဆောင်ညွှန်ကြားရေးမှူး
- အထွေထွေမန်နေဂျာ(အောက်မြန်မာပြည်)
- တိုင်းတာဝန်ခံ၊တိုင်းအမှတ်(၇)ရန်ကုန်
- မန်နေဂျာ(စီးပွားရေး/တိုင်း)တိုင်းအမှတ်(၇)ရန်ကုန်

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ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
တိုင်းဒေသကြီးအစိုးရအဖွဲ့
ရန်ကုန်တိုင်းဒေသကြီး

စာအမှတ်၊ ၃ / ၆ - ၃ (၇) / တိုင်းရင်းသား
ရက်စွဲ၊ ၂၀၁၆ ခုနှစ်၊ နိုဝင်ဘာလ ၉ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အမှတ်(၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်

အကြောင်းအရာ။ **သဘောထားမှတ်ချက်တောင်းခံလာခြင်းကိစ္စ**

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၁၈. ၁၀. ၂၀၁၆)ရက်စွဲပါစာအမှတ်၊ မရက-၄/န-၀၇၄/၂၀၁၆(၉၆၂)

၁။ ဖက်စပ်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် Meeyahta Development Ltd. တည်ထောင်ကာ ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ စုစုပေါင်းမြေဧရိယာ (၉. ၆၈)ဧကအနက် မြေဧရိယာ (၆. ၃၆)ဧကတွင် BOT စနစ်ဖြင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာစသည့် အဆောက်အဦများပါဝင်သော Redevelopment စီမံကိန်းလုပ်ငန်းအား နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် ရင်းနှီးမြှုပ်နှံသူ ဦးသိမ်းဝေ(ခ)Serge Pun မှ ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာနမှတစ်ဆင့် တင်ပြလာမှုအပေါ် သဘောထားမှတ်ချက်ပြန်ကြားပေးနိုင်ပါရန် ရည်ညွှန်းပါစာဖြင့် ညှိနှိုင်းမေတ္တာရပ်ခံလာပါသည်။

၂။ အဆိုပါကိစ္စနှင့်စပ်လျဉ်း၍ (၃. ၁၁. ၂၀၁၆)ရက်နေ့ တွင် ကျင်းပပြုလုပ်သော ရန်ကုန်တိုင်းဒေသကြီးအစိုးရအဖွဲ့ အစည်းအဝေးအမှတ်စဉ် (၃၀/၂၀၁၆)၊ ဆုံးဖြတ်ချက်အပိုဒ် (၄၉)အရ ကန့်ကွက်ရန်မရှိပါကြောင်း တင်ပြအပ်ပါသည်။

ဝန်ကြီးချုပ် (ကိုယ်စား)
(နော်ပန်းသဉ္ဇာမျိုး၊ ကရင်တိုင်းရင်းသားလူမျိုးရေးရာဝန်ကြီး)

မိတ္တူကို

ရန်ကုန်တိုင်းဒေသကြီးကရင်တိုင်းရင်းသားလူမျိုးရေးရာဝန်ကြီး
ရန်ကုန်အနောက်ပိုင်းခရိုင်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
ပန်းဘဲတန်းမြို့နယ်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
✓ Meeyahta Development Ltd.
လက်ခံစာတွဲ/မျှောစာတွဲ

D/2016/Cabinet/30.,(6)

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန
ဝန်ကြီးရုံး

စာအမှတ်၊ ရထ-၂ / ရန (MIC)/၂၀၁၆ (၁၁၆၃)
ရက် စွဲ၊ ၂၀၁၆ ခုနှစ်၊ အောက်တိုဘာလ ၄ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

အကြောင်းအရာ။ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ထိန်းသိမ်းပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ် တည်ဆောက်မည့် နိုင်ငံတကာ အဆင့်မီ ဟိုတယ်စီမံကိန်းလုပ်ငန်းနှင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့် လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့်ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦများ ပါဝင်သော စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့်ပြုပါရန်တင်ပြခြင်း

ရည် ညွှန်း ချက် ။ (၁) ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၊ ဝန်ကြီးရုံး၏ ၂၀၁၆ ခုနှစ်၊ ဇွန်လ (၂၈)ရက်စွဲပါစာအမှတ်၊ ရထ-၂/ရန (MIC)/၂၀၁၆ (၁၄၆၁)

(၂) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၂၀၁၆ ခုနှစ်၊ ဇူလိုင်လ (၂၀) ရက်စွဲပါ စာအမှတ်၊ မရက-၄/န-၀၆၈/၂၀၁၆(၇၈၂)

၁။ ရန်ကုန်မြို့၏ ဗဟိုအချက်အချာ အကျဆုံးနှင့် အသုံးဝင်တန်ဘိုး အမြင့်ဆုံးဖြစ်သော မြန်မာ့မီးရထားပိုင်မြေနေရာများဖြစ်သည့် MIHL အသုံးပြုမြေဧရိယာ(၉.၃၇)ဧကနှင့် FMI အသုံးပြုမြေဧရိယာ (၀.၃၁)ဧက နှစ်ရပ်ပေါင်း(၉.၆၈)ဧကပေါ်တွင် မြန်မာ့မီးရထား ရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက်ပြုပြင်၍ ကြယ်ငါးပွင့် ဟိုတယ်တည်ဆောက်ခြင်းနှင့် ခေတ်မီရုံးခန်း၊ အဆောက်အဦများဆောက်လုပ်ခြင်းစီမံကိန်းအား နိုင်ငံတော်နှင့် ဌာနအတွက် ဝင်ငွေရရှိနိုင်ခြင်း၊ အလုပ်အကိုင်အခွင့်အလမ်းများ ပေါ်ပေါက်လာနိုင်ခြင်း၊ မဟာရန်ကုန်မြို့ပြဖွံ့ဖြိုးရေးစီမံကိန်း၏ အရေးကြီးအစိတ်အပိုင်းတစ်ခုအဖြစ် ပေါ်ပေါက်လာနိုင်ခြင်းစသော အကျိုးရလဒ်များရရှိနိုင်ရန်အတွက် ဆက်လက်ဆောင်ရွက်ခွင့်ပြုပါရန် စာချုပ်(မူကြမ်း)များနှင့်တကွ ရည်ညွှန်း(၁)ပါစာဖြင့် အဆိုပြုတင်ပြခဲ့ခြင်းအပေါ် အောက်ဖော်ပြပါအချက်များ ပူးတွဲတင်ပြရန်လိုအပ်ကြောင်း မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ ရည်ညွှန်း(၂)ပါစာဖြင့် ပြန်ကြားလာပါသည်-

(က) ကုမ္ပဏီမှ ပူးတွဲတင်ပြလာသည့် အဆိုပြုချက်တွင် နိုင်ငံတကာအဆင့်မီ ဟိုတယ်လုပ်ငန်းတစ်ခုတည်းအတွက်သာဖြစ်ပြီး ပို့ဆောင်ရေးနှင့် ဆက်သွယ်ရေးဝန်ကြီးဌာန၏ တင်ပြစာတွင် ဖော်ပြပါရှိသည့် လုပ်ငန်းအမျိုးအစားမှာ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက်ပြုပြင်၍ ကြယ်ငါးပွင့် ဟိုတယ်

တည်ဆောက်ခြင်းနှင့် ခေတ်မီရုံးခန်း၊ အဆောက်အဦများ ဆောက်လုပ်မည့် Redevelopment စီမံကိန်းဟု လုပ်ငန်းအမျိုးအစား (၂)မျိုး ဖော်ပြထားပါသဖြင့် ကွဲလွဲနေမှုအား ပြန်လည်စိစစ်တင်ပြရန်၊

(ခ) မြန်မာ့မီးရထားထံမှ B.O.T စနစ်ဖြင့် မြေငှားရမ်းချုပ်ဆိုမည့် ကုမ္ပဏီမှာ Meeyahta International Hotel Limited ဖြစ်သဖြင့် Peninsula Yangon Limited မှ ထပ်ဆင့် မြေငှားရမ်းပြီး လုပ်ငန်းဆောင်ရွက်မည်ဆိုပါကSub-Lease Agreement (မူကြမ်း)ပူးတွဲတင်ပြရန်၊

(ဂ) Project တစ်ခုချင်းစီအလိုက် စီးပွားရေးဆိုင်ရာ တွက်ချက်မှု၊ ငွေရေးကြေးရေးဆိုင်ရာ အထောက်အထား၊ ဆောက်လုပ်မည့် အဆောက်အဦဒီဇိုင်း၊ Conceptual Plan များပါဝင်သော ပြည့်စုံသည့် အဆိုပြုချက်ပြုစု၍ တင်ပြပေးရန်၊

(ဃ) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ခွင့်ပြုမိန့် ရယူ၍ ဆောင်ရွက်လျက်ရှိသော MIHL ကုမ္ပဏီ၏ ခွင့်ပြုမိန့်အမှတ် ၁၈၀/၁၉၉၃ (၅-၈-၁၉၉၃)နှင့် FMI ကုမ္ပဏီ၏ ခွင့်ပြုမိန့်အမှတ် ၁၀၅/၁၉၉၅ (၈-၅-၁၉၉၅) ခွင့်ပြုမိန့် (၂)ခုအား ပြန်လည်အပ်နှံခြင်းကိစ္စရပ်ကို လုပ်ထုံးလုပ်နည်းနှင့်အညီဆောင်ရွက်ရန်၊

(င) လုပ်ငန်းစီမံကိန်းနှစ်ခုအတွက် အဆိုပြုချက်နှစ်ရပ်အား သီးခြားစီခွဲခြား၍ ပြန်လည်တင်ပြရန်။

၂။ အဆိုပါကိစ္စနှင့်ပတ်သက်၍ အောက်ပါအတိုင်း ရှင်းလင်းတင်ပြအပ်ပါသည်-

(က) MIHL ကုမ္ပဏီသို့ ခွင့်ပြုပေးခဲ့သည့် မြေဧရိယာ (၉.၃၇)ဧကနှင့် FMI အဆောက်အဦမြေနေရာ(၁.၃၁)ဧက၊ နှစ်ရပ်ပေါင်း(၉.၆၈)ဧကတွင် စီမံကိန်းအမျိုးအစား (၂)မျိုးပါဝင်ပါသည်-

(၁) မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ထိန်းသိမ်းပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ် တည်ဆောက်မည့် နိုင်ငံတကာအဆင့်မီဟိုတယ်စီမံကိန်း (International Hotel Project)အတွက် Peninsula Yangon Limited မှ အကောင်အထည်ဖော်ဆောင်ရွက်ပါမည်၊(အဆိုပြုလွှာအား နောက်ဆက်တွဲ "က"ဖြင့် တင်ပြအပ်ပါသည်။)

(၂) ခေတ်မီရုံးခန်း၊ အဆင့်မြင့် လူနေအိမ်ခန်းများ၊ စီးပွားရေးလုပ်ငန်းများ၊ ဟိုတယ်များ၊ ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦများပါဝင်သော စီမံကိန်း(Landmark Project)အတွက် Meeyahta Development Limited မှ အကောင်အထည်ဖော်ဆောင်ရွက်ပါမည်။(အဆိုပြုလွှာများအား နောက်ဆက်တွဲ "ခ"၊"ခ-၁"၊"ခ-၂" တို့ဖြင့် တင်ပြအပ်ပါသည်။)

(ခ) စီမံကိန်းလုပ်ငန်းအမျိုးအစား တစ်ခုချင်းစီအတွက် အောက်ဖော်ပြပါ ရင်းနှီးမြှုပ်နှံမှုများ ပါဝင်ပါသည်-

(၁) International Hotel Project အတွက် The Hong Kong & Shanghai Hotel Limited၊ Yangon Strategic Investments Limited and First Myanmar Investments Co., Ltd. တို့မှ ရင်းနှီးမြှုပ်နှံကြမည် ဖြစ်ပါသည်၊

(၂) Landmark Project စီမံကိန်းအတွက် Yoma Strategic Investments Co., Ltd., First Myanmar Investments Co., Ltd., Mitsubishi Corporation, Mitsubishi Estate Co., Ltd., International Finance Corpiration and The Asia Development Bank တို့မှ ရင်းနှီးမြှုပ်နှံကြမည် ဖြစ်ပါသည်။

(ဂ) အဆိုပါစီမံကိန်း တစ်ခုချင်းစီအတွက် BOT စာချုပ်နှင့် မြေငှားစာချုပ်များအား ကြိုတင်လက်မှတ်ရေးထိုးချုပ်ဆိုခွင့်ပြုပါရန် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ တင်ပြခဲ့ပြီး ကော်မရှင်၏ ၂၀၁၆ ခုနှစ်၊ ဇူလိုင်လ(၁၂)ရက်နေ့စွဲပါစာဖြင့် သဘောတူခွင့်ပြုချက်အရ စာချုပ်များ လက်မှတ်ရေးထိုးခြင်းကို ၂၀၁၆ ခုနှစ်၊ ဇူလိုင်လ(၂၃)ရက်နေ့တွင် လက်မှတ်ရေးထိုးခဲ့ပြီး ဖြစ်ပါသည်၊

(ဃ) နိုင်ငံတကာအဆင့်မီ ဟိုတယ်စီမံကိန်း International Hotel Project အတွက် MIHL ၏ International Hotel JV ဖြစ်သော Peninsula Yangon Limited သို့လည်းကောင်း၊ Landmark Project အတွက် MIHL ၏ Landmark JV ဖြစ်သော Meeyahta Development Limited သို့လည်းကောင်း လွှဲပြောင်းဆောင်ရွက်မည်ဖြစ်ပါသည်၊ မြေငှားစာချုပ် 2016 Master Land Lease No 1 အပိုဒ် 1(b)နှင့် 2016 Master Land Lease No 2 အပိုဒ် 1(b)တို့တွင် ထည့်သွင်းဖော်ပြချက်အရ MIHL နှင့် Peninsula Yangon Limited တို့အကြား Deed of Assignment (၁)ခုဖြင့်လည်းကောင်း၊ MIHL နှင့် Meeyahta Development Limited တို့အကြား Deed of Assignment (၁)ခုဖြင့်လည်းကောင်း ချုပ်ဆိုဆောင်ရွက်သွားမည်ဖြစ်ပါသည်၊ (စာချုပ်မူကြမ်းများအား နောက်ဆက်တွဲ"ဂ"၊ "ဃ"တို့ဖြင့် တင်ပြအပ်ပါသည်။)

(င) နိုင်ငံတကာအဆင့်မီစီမံကိန်းရင်းနှီးမြှုပ်နှံမှုများအနေဖြင့် စီးပွားရေးဆိုင်ရာ တွက်ချက်မှုနှင့် ငွေရေးကြေးရေးအထောက်အထားများဖြစ်သော Bank Reference Letters နှင့် Audited Accounts များကို Peninsula Yangon Limited မှ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ တင်ပြသည့် အဆိုပြုလွှာတွင် ထည့်သွင်းထားပြီးဖြစ်ပါသည်။ Landmark စီမံကိန်း ရင်းနှီးမြှုပ်နှံသူများ၏ ဘဏ္ဍာရေးဆိုင်ရာအချက်အလက်များကို အဆိုပြုလွှာနှင့်အတူ ပူးတွဲတင်ပြအပ်ပါသည်၊

(စ) မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ခွင့်ပြုမိန့်ဖြင့် ဆောင်ရွက်လျက်ရှိသော Meeyahta International Hotel Limited နှင့် FMI တို့၏ လုပ်ငန်းခွင့်ပြုမိန့်များကို အဆိုပြုလွှာတင်ပြသည့် ခွင့်ပြုမိန့်ရရှိချိန်တွင် လုပ်ထုံးလုပ်နည်းနှင့်အညီ ပြန်လည်အပ်နှံသွားမည်ဖြစ်ပါသည်။

၃။ သို့ဖြစ်ပါ၍ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ရှေးမူမပျက် ထိန်းသိမ်းပြုပြင်၍ ကြယ်ငါးပွင့်အဆင့် ဟိုတယ်အဖြစ် တည်ဆောက်မည့် နိုင်ငံတကာအဆင့်မီ ဟိုတယ်စီမံကိန်းလုပ်ငန်းနှင့် ခေတ်မီရုံးခန်း၊ အဆင့်မြင့်လူနေအိမ်ခန်း၊ စီးပွားရေးလုပ်ငန်း၊ ဟိုတယ်နှင့် ဈေးဝယ်စင်တာ စသည့် အဆောက်အဦများပါဝင်သော စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့်ပြုပါရန် အဆိုပြုလွှာများနှင့်အတူ တင်ပြအပ်ပါသည်။

ပြည်ထောင်စုဝန်ကြီး(ကိုယ်စား)
ဝင်းခန့်-အမြဲတမ်းအတွင်းဝန်

မိတ္တူ-
- မြန်မာ့မီးရထား

To

Chairman

Myanmar Investment Commission

Office (1), Thitsar Road,

Yankin Township, Yangon   Date: 2016

Dear Sir,

Subject: Undertakings in Support of an Application by the Promotor for Meeyahta Development Limited for Myanmar Investment Commission Approval under the Foreign Investment Law 2012

Introduction

1. First Myanmar Investment Co., Limited together with its foreign investment partners; Yoma Strategic Investments Ltd, MMJ Yangon Development Pte. Ltd (a special purpose investment vehicle comprising Mitsubishi Corporation and Mitsubishi Estate Co. Ltd collectively "Mitsubishi Group"), International Finance Corporation and Asian Development Bank hereby respectfully seek the consent of the Myanmar Investment Commission ("MIC") to incorporate Meeyahta Development Limited ("MDL"). MDL will engage in construction, management and leasing of a development comprising a retail podium, branded residences (Tower 1), business hotel and serviced residences (Tower 2), office towers (Towers 3 and 4) ("the Project").

2. The land on which the MDL development is to be located is adjacent to the historic Myanmar Railways Building on Bogyoke Aung San Road, that building to be restored to its former glory and to be converted into a five star luxury hotel under separate application to the MIC by Peninsula Yangon Limited ("PYL"). The land designated for MDL totalling 25,689 square metres (the "Project Land") is delineated at Plan 1 annexed to this letter. For ease of reference, the land designated for PYL is also delineated at Plan 2 annexed to this letter.

3. MDL and PYL together shall form the development known as the 'Landmark' project, a world class development located at the heart of downtown Yangon.

The Project Land

4. The Project Land is the subject of a master lease between Myanma Railways of the Ministry of Transport and Communications ("MR") and Meeyahta International Hotel Limited ("MIHL"). On 23 July 2016, MR and MIHL entered into a 2016 Build Operate and Transfer Contract No. 2 (Landmark Project) and 2016 Master Land Lease No. 2 (Landmark Project) where, *inter alia*, it was agreed that (a) in accordance with the

Foreign Investment Law 2012 (and any subsequent enabling legislation), the lease over the Project Land will be for a period of 50 years commencing on 1 January 1998 and any further period extended under the Foreign Investment Law 2012; and (b) upon incorporation of MDL to be approved by MIC, MIHL shall assign and/or transfer all of its rights and obligations relating to the Project and the Project Land to MDL.

The Investment

5. The total amount to be invested under the second application is for USD$574.1 million dollars. A portion of this investment will be financed by way of shareholder and project loans from International Finance Corporation, Asian Development Bank, Mitsubishi Group, Yoma Strategic Investments Ltd and First Myanmar Investment Co., Limited.

Tax Incentives Sought

6. We wish to apply for the following tax incentives in accordance with the Foreign Investment Law 2012:-

   6.1 Income tax exemption for a period of five (5) consecutive years from the commencement of commercial operations for the Project and that if circumstances justifies it the period of tax holiday may be extended by the MIC; and

   6.2 Exemptions and reliefs from income tax on profits of the business if they are maintained for reinvestment in a reserve fund and reinvested therein within one (1) year after the reserve is made; and

   6.3 The right to deduct depreciation from the profit, after computing as the rate of deducting depreciation stipulated by the Union, in respect of machinery, equipment, building or other capital assets used in the business for the purpose of income tax assessment; and

   6.4 The right for a company employing foreign experts to pay foreign employees' income tax and deduct such payments from assessable income; and

   6.5 The right to pay income tax on the income of foreigners at the rates applicable to the citizens residing within the Union; and

   6.6 The right to deduct expenses from the assessable income, including such expenses incurred in respect of research and development relating to the business which are actually required and are carried out within the Union; and

6.7 The right to carry forward and set-off the loss up to three (3) consecutive years from the year the loss is actually sustained within two (2) years following the enjoyment of exemption or relief from income tax; and

6.8 The right to obtain exemption or relief from customs duty, licensing requirements, commercial tax and other internal taxes on the importation of machinery, equipment, furniture and fittings, operating supplies and equipment, instruments, machinery components, spare parts and materials during the initial period of construction and fit-out of the Project buildings and also for the first three (3) years of operations after completion of the construction; and

6.9 If the volume of investment is increased with the approval of the Commission and the original investment business is expanded during the permitted period, exemption or relief from custom duty or other internal taxes or both on machinery, equipment, furniture and fittings, operating supplies and equipment, instruments, machinery components, spare parts and materials used in the Project which are imported as they are actually required for use in the Project and expanded as such.

7. The tax incentives sought under Item 6, above, are without prejudice to any additional benefits or concessions that may be sought and granted from the Internal Revenue Department of the Ministry of Finance (or any other Ministry), including exemptions from, or the ability to set off and deduct, commercial taxes and other internal taxes arising from the Project, whether or not within the construction period mentioned in Item 8.1 below.

Rights and Concessions Relating to the Project Land

8. In addition to the Tax Incentives described above, we also wish to apply for the following approvals relating to the use of the Project Land which is the subject of this application:

8.1 A total construction period of 48 months commencing from 23 January 2017 or the incorporation of MDL, whichever is later (it being acknowledged that all the construction permits from the relevant authorities in respect of the Projects shall be applied for and obtained within 6 months); and

8.2 Consistent with MR's support of MIHL's lease, we request MIC's consent to the lease of the Project Land (in accordance with the plan 1 attached) for a term of 50 years, with two possible renewals of 10 years each.

Other rights requested

9. We seek the ability generally:-

   (a) Under section 17, subsection (e) of the Foreign Investment Law 2012, to mortgage the Project Land to any of MDL's lenders as disclosed in this MIC Application (particularly under the Summary of Finance Arrangements), as has been agreed under clause 7(b) of the 2016 Master Land Lease No. 2 (Landmark Project).

   (b) Under section 39 of the Foreign Investment Law 2012, to transfer abroad foreign currency "entitled to the person who has brought in foreign capital", and which have been "permitted for withdrawal by the Commission to the person who has brought in foreign capital". In particular we respectfully request that any foreign currency payments to be made by MDL to any of its lenders as disclosed in this MIC Application (particularly under the Summary of Finance Arrangements) and payable from time to time are approved by MIC, subject to MDL's ongoing compliance with its reporting obligations under the Foreign Investment Rules.

10. In addition, we seek the following general rights and permissions:-

   10.1 The ability to lease, transfer, assign or dispose (subject to the relevant laws of Myanmar) any such property or space or unit thereof in part to any Myanmar or Foreign, person or entity, in Myanmar Kyat or foreign currency; and

   10.2 The ability to register shares with various premiums at the Directorate of Investment and Company Administration.

Assurances

11. We also offer the following assurances which will take effect following approval of the Application:-

   11.1 We shall comply with all relevant Myanmar and Regional law;

   11.2 We shall provide and procure all necessary investment as stated and in the appropriate time frame;

   11.3 During the operation period, the Project employment will comply with the criteria laid down in the Myanmar Foreign Investment Law 2012;

   11.4 The projected salaries of individual employees are attached to the application and will be at or above market rates and all employment conditions will meet conditions as applicable from the Ministries of Industry and Labour;

   11.5 We undertake to collect and pay taxes in accordance with our obligations under the Union Tax Law.

11.6 Training and the transfer of skills and technology will be provided by many of the companies involved in the Project;

11.7 There will be a pro-active management plan for:

11.7.1 The environment of the Project as detailed in the Environmental Impact Assessment Report;

11.7.2 Air and water pollution;

11.8 We will allocate 2% of net profit for a CSR Fund from the commencement of our business.

Yours faithfully,

U Theim Wai @ Mr. Serge Pun
Promotor
Meeyahta Development Limited

PLAN 1

25,689 sqm

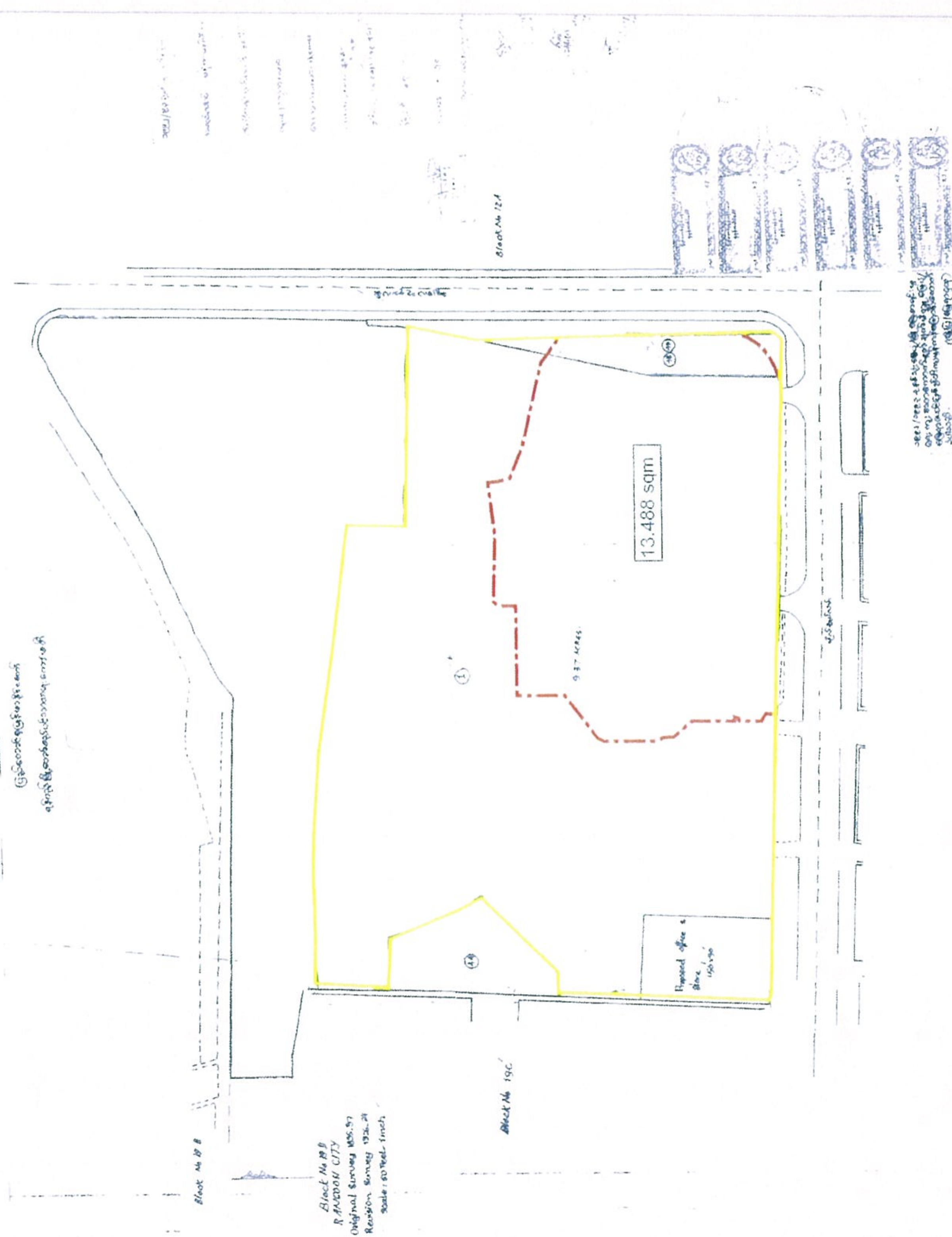
Block No 19 B
RANGOON CITY
Original Survey 1855-57
Revision Survey 1926-27
Scale: 80 feet-1 inch

Block No 19C

Block No 17 B

Block No 12 A

PLAN 2



SUMMARY OF MAIN FINANCE DOCUMENTS IN RELATION TO THE LANDMARK DEVELOPMENT PROJECT

1 COMMON TERMS AGREEMENT ("CTA")

This is the main finance document which regulates the relationship between the Borrower and the Lenders for the borrowing of funds to finance the development of the Landmark Project. The below table sets out the main provisions of the current draft of the CTA dated 14 July 2016. The terms used herein have the same meanings given to them as in the current draft of the CTA.

Subject	Treatment in CTA
Borrower	Meeyahta Development Limited – a Myanmar limited liability company ("Borrower")
Lenders	Asian Development Bank ("ADB") and International Finance Corporation ("IFC")
Interest	Interest comprises of LIBOR plus a Margin. The Margin is separately determined under each of the ADB and IFC Facility Agreements (please see further below). LIBOR may be interpolated in the case of market disruption and where Screen Rate is unavailable, Interpolated Screen Rate is to be used. The Borrower must pay the accrued interest on each Loan on each Interest Payment Date (being 15 June and 15 December of each year). Default Interest is 2% higher than the applicable interest rate on a Loan. Interest compounds on any overdue amounts.
Requirements for Utilisation	The obligation of each Lender to fund a Utilisation is subject to satisfaction of all of certain conditions precedent ("CPs"). These CPs are relatively standard for a project of this nature but do require approvals from various Myanmar Ministries or bodies, including but not limited to: CRO approval and ORD registration in relation to certain Security Documents; Yangon Region Government approvals; Ministry of Hotel and Tourism approvals; letter of recommendation from Attorney General's Office; Prior Permission issued by the Ministry of Natural Resources and Environmental Conservation assessments; Myanmar Investment Commission permits and approvals; Directorate of Investment and Companies Administration permits and certificates; Ministry of Home Affairs approval and licence; Directorate of Trade certificate and

Subject	Treatment in CTA
	Central Bank of Myanmar approval. A letter of no objection from the Government of Myanmar in relation to ADB's proposed financial assistance will also be required for first Utilisation.
Repayment	The Loans are to be repaid in accordance with the repayment schedules set out in the ADB and IFC Facility Agreements. All amounts outstanding under the ADB and IFC Facility Agreements must be repaid by the Termination Date. No amounts repaid or prepaid may be redrawn.
Prepayment	A Loan will have to be prepaid (a mandatory prepayment): • where it is illegal for a Lender to fund Loans or to perform its obligations under the Finance Documents; • if the Borrower receives excess Insurance Proceeds over US$10,000,000 (per claim); • if the Borrower receives Material Disposal Proceeds as follows: • until the second anniversary of Project Completion Date, the Borrower must apply 60% of such proceeds in excess of US$10,000,000 (per Material Disposal) or US$15,000,000 in aggregate per financial year; or • on and after the second anniversary of Project Completion Date, the Borrower must apply 60% of such proceeds in excess of US$10,000,000 (per Material Disposal) or US$25,000,000 in aggregate per financial year. The order in which these mandatory prepayments are to be applied by the Lenders is set out in the CTA. The Borrower may voluntary prepay all or part of a Loan (along with any accrued interest on that Loan) with prior written notice to Lenders.

Subject	Treatment in CTA
	Prepayment is to be made on an Interest Payment Date. Prepayments must be of a minimum amount of US$5,000,000 and be an integral multiple of US$1,000,000. A prepayment premium applies to voluntary prepayments being: • 2% of the amount prepaid, where prepayment is made up to the sixth anniversary of first Utilisation; and • 1% of the amount prepaid thereafter. The Lenders may select whether a partial prepayment of a Loan is applied against the remaining Repayment Instalments pro rata or in inverse order of maturity.
Cancellation	Any unutilised Commitments are automatically cancelled at the close of business hours on the last day of the Availability Period. The Borrower may voluntarily cancel all or part of an Available Commitment on a pro rata basis upon written notice to the Lenders. Cancelled amounts must be of a minimum of US$5,000,000 and an integral multiple of US$1,000,000. No amounts cancelled may be reinstated. Cancellation or prepayment by the Borrower is not permitted until the Lenders (in consultation with the Lenders' Project Supervisor) have confirmed that the Borrower will have adequate funding to achieve the Project Completion Date (taking into account the proposed cancellation or prepayment). If the Borrower prepays or cancels an amount with respect to one Facility Agreement, the other Lender has the right to request that an equivalent prepayment or cancellation be made with respect to its Facility Agreement.
Bank Accounts	The CTA requires the Borrower to open various onshore and offshore accounts related to the Project. It is intended that funds flow between the onshore Myanmar accounts and the offshore accounts. The Borrower is required to remit certain revenues from the Project into offshore accounts. For further detail, please refer to Appendix 2 of this summary.
Security Package	The Borrower and the Shareholders are required

Subject	Treatment in CTA
	to grant onshore and offshore security in favour of the Lenders or in favour of the Onshore Security Agent (in certain cases). For further detail, please refer to Appendix 1 of this summary.
Representations, warranties and undertakings	The representations and warranties given by the Borrower to the Finance Parties in the CTA are relatively standard for projects of this nature. Particular representations and warranties relating to the Project include: • ownership of the Borrower at various milestone dates; • no sanctionable practices in relation to the Project; and • no strikes, slowdowns or work stoppages by the Borrower's employees or those of the Construction Contractor. The Repeating Representations are repeated on the date of each Utilisation Request, each Utilisation Date and the first day of each Interest Period. The positive and negative undertakings contained in the CTA are also relatively standard for projects of this nature. Particular undertakings given by the Borrower relating to the Project include: • the obligation to provide Progress Implementation Reports; Project Budgets; Operations Reports; notice of any proposed changes to the Project design which would be likely to result in an increase to Project Costs (and an estimate of such increase); and Annual Monitoring Reports; • the obligation not to engage in certain prohibited activities, including engaging in corrupt, fraudulent, collusive or obstructive practice related to the Project; • those relating to insurances and various Project Documents; • those relating to the Lenders' Project Supervisor; and

Subject	Treatment in CTA
	• property covenants and financial covenants.
Events of Default	The Events of Default ("EoD") contained in the CTA are relatively standard for projects of this nature (subject to cure periods). Particular EoDs relating to the Project include: • those relating to ownership of the Borrower, Yoma Shareholder and Japanese Shareholder; • compulsory acquisition of the Project Property or the destruction of the Project Property; • failure of the Borrower to hold all relevant Authorisations; • failure of the Borrower to comply with pension or employee benefits requirements; • where the Physical Completion Date for the Project does not occur on or before the Physical Completion Long Stop Date; • any of the Transaction Documents being terminated, revoked, declared void or repudiated (subject to certain carve-outs); • failure of any party to a Transaction Document (other than a Lender) to comply with its obligations where this has, or is reasonably likely to have, a Material Adverse Effect on the Borrower (subject to certain carve-outs); and • certain specific EoDs set out in the IFC and ADB Facility Agreements. If an EoD occurs and is continuing, the Lenders may cancel all/part of their Commitments and declare that all/part of amounts outstanding under the Finance Documents are due and payable/payable immediately or on demand.
Governing Law/Dispute Resolution	The governing law of the CTA is English law. Disputes are subject to arbitration under Arbitration Rules of the Singapore International Arbitration Centre ("SIAC") in Singapore or, at

Subject	Treatment in CTA
	the option of IFC and ADB may be determined by a court of law.
Interaction with Facility Agreements	As between IFC and the Borrower, the terms of the IFC Facility Agreement will prevail over the terms of the CTA to the extent of any inconsistency. As between ADB and the Borrower, the terms of the ADB Facility Agreement will prevail over the terms of the CTA to the extent of any inconsistency.

2 IFC FACILITY AGREEMENT

This document contains additional IFC-specific terms and conditions, in addition to those found in the CTA.

Subject	Treatment in IFC Facility Agreement
IFC Commitments and purpose	IFC Commitments are up to US$50,000,000 (to the extent not cancelled, reduced or transferred under the IFC Facility Agreement). The Borrower is to apply all funds borrowed under the IFC Facility Agreement towards financing Project Costs.
Margin	[6-8] % per annum above 6-month LIBOR. Step down of interest rate of [0.5-1]% lower than base Margin is applicable after the seventh anniversary of the first Utilisation Date where: • no Default has occurred/is continuing; • the Prospective Debt Service Cover Ratio is ≥1.60; and • The credit balance of the Debt Service Reserve Account ≥ the Debt Service Account Minimum Balance. The step down interest rate will revert to the original Margin where the Prospective Debt Service Cover Ratio is <1.25 but further step-downs are possible if conditions are satisfied. Any change to the Margin will take effect on and from the first Interest Payment Date falling after the date on which the conditions for a step up/step down have occurred.

Subject	Treatment in IFC Facility Agreement
Account into which Loans are to be paid	Loans from IFC are to be paid into an Onshore Project Account or the Offshore Project Account (as specified by the Borrower in the Utilisation Request). A Utilisation Request must be given at least 10 Business Days in advance of the proposed Utilisation Date.
Repayment Schedule	Principal to be repaid on Interest Payment Dates. 15 equal instalments payable on 15 December and 15 June of each year are contemplated. Any repaid principal amounts may not be re-borrowed.
Fees	The Borrower must pay IFC certain additional fees including a portfolio supervision fee, a Lead Arranger Fee and a Structuring Fee.
Additional covenants	The Borrower must not use proceeds of any amount borrowed under the IFC Facility Agreement for the reimbursement of, or use for, expenditures in territories which are not a member of the World Bank or for goods produced in or services supplied from such countries.
Additional Events of Default and consequences	It is an IFC Event of Default if the Borrower does not comply with the additional covenant described above. If an IFC Event of Default occurs and is continuing (regardless of whether it is voluntary/involuntary or results from the operation of law or otherwise) IFC may require that the Borrower repay the Loan (or part of a Loan), on notice to ADB and the Borrower. The Borrower must immediately repay the Loan specified, any accrued interest on that Loan, any applicable prepayment premium and any other amounts then payable to IFC under the Finance Documents.
Governing Law/Dispute Resolution	The governing law of the IFC Facility Agreement is English law. Either party may refer a dispute to SIAC arbitration after the Dispute Notice procedure has been complied with. IFC may also elect to refer any dispute to a court of law (within a certain timeframe if the Borrower has already commenced arbitration proceedings).

3 **ADB FACILITY AGREEMENT**

This document contains additional ADB-specific terms and conditions, in addition to those found in the CTA.

Subject	Treatment in ADB Facility Agreement
ADB Commitments and purpose	ADB Commitments are up to US$85,000,000 (to the extent not cancelled, reduced or transferred under the ADB Facility Agreement). The Borrower is to apply all funds borrowed under the ADB Facility Agreement towards financing Project Costs (to the extent that such Project Costs are ADB Eligible Costs). Funds may not be applied towards Prohibited Activities. The Borrower is to ensure that the Construction Contract is awarded/entered into in accordance with a transparent procedure through competitive bidding acceptable to the ADB (and otherwise in accordance with ADB's procurement guidelines). "ADB Eligible Costs" means costs which relate to the procurement of goods and/or services produced in, or supplied from, ADB Member Countries and in compliance with ADB's procurement guidelines and which are not used to finance Prohibited Activities.
Margin	[6-8] % per annum above 6-month LIBOR. Step down of interest rate of [0.5-1]% lower than base Margin applicable after the seventh anniversary of the first Utilisation Date where: • no Default has occurred/is continuing; • the Prospective Debt Service Cover Ratio is ≥1.60; and • the credit balance of the Debt Service Reserve Account ≥ the Debt Service Account Minimum Balance. The step down interest rate will revert to the original Margin where the Prospective Debt Service Cover Ratio is <1.25 but further step-downs are possible if conditions are satisfied. Any change to the Margin will take effect on and from the first Interest Payment Date falling after

Subject	Treatment in ADB Facility Agreement
	the date on which the conditions for a step up/step down have occurred.
Account into which Loans are to be paid	Loans from ADB are to be paid into an Onshore Project Account or the Offshore Project Account (as specified by the Borrower in the Utilisation Request). A Utilisation Request must be given at least 10 Business Days in advance of the proposed Utilisation Date. Additional CPs to an ADB Loan: • no ADB Event of Default has occurred and is continuing; and • neither the Borrower nor any Shareholder, Sponsor or Project Party is a Restricted Party and neither the Borrower nor any Shareholder, Sponsor or Project Party is named on ADB's Sanctions List.
Repayment Schedule	Principal to be repaid on Loan Repayment Dates. 15 equal instalments payable on 15 December and 15 June of each year are contemplated.
Additional Mandatory Prepayment	The Borrower must promptly notify ADB ("a Default Notice") if: • Myanmar ceases to be an ADB Member Country; • the proceeds of an ADB Loan are used for a purpose other than the financing of Project Costs which are ADB Eligible Costs; or • the Borrower, any Shareholder, any Sponsor or any Project Party becomes • a Restricted Party; or • is named on ADB's Sanctions List. If a Default Notice is issued, ADB must advise the Borrower whether it is able to enter into a 60 day consultation period according to its policies. If ADB is not permitted to enter into the consultation period or, at the end of the consultation period, the matters giving rise to the Default Notice have not been adequately

Subject	Treatment in ADB Facility Agreement
	resolved: • the Borrower must repay or prepay each ADB Loan; and • any undrawn ADB Commitments will be cancelled.
Additional Cancellation	ADB may cancel its Commitments (in whole or in part) by notice to the Borrower if the Borrower, any Sponsor, any Shareholder or any Project Party: • becomes a Restricted Party; or • is named on ADB's Sanctions List.
Fees	The Borrower must pay ADB certain additional fees including a portfolio supervision fee.
Additional covenants/undertakings	The ADB Facility Agreement contains representations and warranties in relation to Anti Money Laundering and Anticorruption; Sanctionable practices and Safeguards and Social Compliance. These representations and warranties are made on the date of the ADB Facility Agreement, the date of each Utilisation Request, each Utilisation Date and the first day of each Interest Period.
Additional undertakings	The ADB Facility Agreement contains positive undertakings in relation to Anti Money Laundering and Anticorruption; Compliance with Safeguards and Social Provisions; Safeguards and Social Monitoring; Safeguards and Social Reporting and Corrective Measures; Corrective Action Plans; Procurement; Communication with Auditor and Books and Records. The Borrower must indemnify ADB against costs, losses, liabilities and expenses in connection to Safeguards and Social Claims that would not have arisen had ADB not entered into a Finance Document (to the extent such amounts are not paid to ADB under another Transaction Document). The ADB Facility Agreement also contains negative undertakings in relation to Anti Money Laundering and Anticorruption; Sanctionable practice; Compliance with Safeguards Requirements and Use of Proceeds.
Additional Events of Default and	The ADB Facility Agreement contains additional

Subject	Treatment in ADB Facility Agreement
consequences	ADB Events of Default relating to Anti Money Laundering; Anticorruption and Sanctionable Practices, Safeguards and Social Provisions and breach of certain obligations under the ADB Facility Agreement. If an ADB Event of Default occurs and is continuing, ADB (on notice to the Borrower and IFC) may: • declare an event of default under the Common Terms Agreement; • cancel the ADB Commitment; and/or • declare that all (or part) of any amounts outstanding are immediately due and payable/payable on demand by ADB; and/or • exercise the remedies available to it under the Finance Documents.
Governing Law/Dispute Resolution	The governing law of the ADB Facility Agreement is English law. Either party may refer a dispute to SIAC arbitration after the Dispute Notice procedure has been complied with. ADB may also elect to refer any dispute to a court of law (within a certain timeframe if the Borrower has already commenced arbitration proceedings).

4 **PROJECT FUNDS AGREEMENT ("PFA")**

Subject	Treatment in PFA
Purpose of PFA	The PFA sets out the Sponsors' and the Shareholders' completion support obligations for the Project. The Borrower (or the Lenders, if the Borrower does not act) may call upon the Sponsors and the Shareholders to fund 'Deficiencies' in their pre-agreed Proportionate Share. Funding of Deficiencies may be made by loans or equity subscriptions. The PFA also contains certain provisions which address a Sponsor or Shareholder's failure to fund their Proportionate Share. There are also provisions for re-balancing of shareholdings. "Deficiency" means, at any time prior to the Project Completion Date, any actual or anticipated shortfall, howsoever caused, in funds available to the Borrower required:

Subject	Treatment in PFA
	(a) to achieve Project Completion Date; (b) to meet all of its financial obligations (including but not limited to, such obligations under Finance Documents) as the same became due and payable (whether on the due date thereof or by acceleration) up to the Project Completion Date, in each case, for which no adequate provision has been made by the Borrower, in the opinion of the Lenders after consultation with the Project Supervisor.
Termination of PFA	The obligation of a Sponsor or FMI to provide its Proportionate Share of a Deficiency terminates on the earlier of: • the Project Completion Date, except with respect to any liability accrued but not satisfied at such date; • when all amounts under the Finance Documents have been paid, prepaid or repaid in full; and • in relation to a Japanese Party affected by a Japanese Unlawfulness Event only, the date on which such Japanese Affected Party has ceased to be a Shareholder or a Sponsor (as applicable) in accordance with the terms of the Share Retention Agreement. The PFA terminates on the earlier of: (i) the Project Completion Date, except with respect to any liability accrued but not satisfied at such date; and (ii) the date on which all amounts under the Finance Documents have been paid, prepaid or repaid in full.
Governing Law	The governing law of the PFA is English law

5 SHARE RETENTION AGREEMENT

Subject	Treatment in Share Retention Agreement
Purpose of Share Retention Agreement	The Share Retention Agreement sets out requirements for: • each shareholder to retain their shareholdings in the Borrower; • [the Yoma Sponsor and FMI to retain their shareholdings in MIHL;] • the Yoma Sponsor to retain its shareholding in YSIL; and • the Japanese Sponsors to retain their shareholdings in the Japanese Shareholder. The shareholding requirements are varied at different milestones in the Project (in some cases) and are subject to certain carve-outs. Provisions are included relating to the rights and obligations of the Sponsors, Lenders and Japanese Sponsors on the occurrence of an event whereby it becomes unlawful for the Japanese Shareholder or both of the Japanese Sponsors to invest in the Project (**Japanese Unlawfulness Event**).

Appendix 1

SECURITY DOCUMENTS

1 ONSHORE SECURITY DOCUMENTS

Name of document	Parties
Myanmar Assignment of Contract	Borrower and the Onshore Security Agent
Myanmar Deed of Hypothecation	Borrower and the Onshore Security Agent
Myanmar Mortgage by Deposit of Title Deeds	Borrower and the Onshore Security Agent
Myanmar Pledge and Mortgage of Shares	Shareholders and the Onshore Security Agent
Myanmar Simple Mortgage	Borrower and the Onshore Security Agent

2 OTHER SECURITY DOCUMENTS

Name of document	Parties
Offshore Account Charge Agreement	Borrower, ADB and IFC
Offshore Insurance Security Agreement	Borrower, ADB and IFC
Offshore Reinsurance Security Agreement	Borrower, relevant insurer(s), ADB and IFC
Security Sharing Agreement	ADB, IFC and Onshore Security Agent
Onshore Security Trust Deed	Borrower, Yoma Sponsor, Japanese Sponsors, Yoma Shareholder, FMI, Japanese Shareholder, Onshore Security Agent, ADB and IFC
Subordinated Creditor's Security Agreement	Yoma Sponsor, Japanese Sponsors, Yoma Shareholder, FMI, Japanese Shareholder, ADB and IFC.

Appendix 2

PROJECT ACCOUNTS

1 ONSHORE ACCOUNTS

Account	Particulars
Onshore Kyat Project Account	This account is to be maintained with the Onshore Account Bank in the name of the Borrower. The Borrower has signing rights to this account. The Onshore Security Agent has sole signing rights in the case of a Default under the CTA.
Onshore USD Project Account	This account is to be maintained with the Onshore Account Bank in the name of the Borrower. The Borrower has signing rights to this account. The Onshore Security Agent has sole signing rights in the case of a Default under the CTA.
Onshore Hotel Account	This account is to be maintained with the Onshore Account Bank in the name of the Borrower. Starwood Asia Pacific Hotels & Resorts Pte. Ltd ("Starwood") has signing rights to this account in accordance with the Hotel Operating Services Agreement and may use the Borrower's finance chop solely for the purposes of operating the Onshore Hotel Account in accordance with the Hotel Operating Services Agreement. The Onshore Security Agent has sole signing rights in the case of a Default under the CTA.
Onshore Hotel Reserve Account	This account is to be maintained with the Onshore Account Bank in the name of the Borrower. Starwood has signing rights in accordance with the Hotel Operating Services Agreement and may use the Borrower's finance chop solely for the purposes of operating the Onshore Hotel Reserve Account in accordance with the Hotel Operating Services Agreement. The Onshore Security Agent has sole signing rights in the case of Default under the CTA.

2 OFFSHORE ACCOUNTS

Account	Particulars
Offshore Project Account	This account is to be maintained with the Offshore Account Bank in the name of the Borrower. The Borrower has signing rights to this account. The Lenders have joint sole signing rights in the case of a Default under the CTA.
Debt Service Reserve Account	This account is to be maintained with the Offshore Account Bank in the name of the Borrower. The Borrower has signing rights to this account. The Lenders have joint sole signing rights in the case of a Default under the CTA.
Residence Sales Account	This account is to be maintained with the Offshore Account Bank in the name of the Borrower. The Borrower has signing rights to this account. The Lenders have joint sole signing rights in the case of a Default under the CTA.
Offshore Hotel Account	This account is to be maintained with the Offshore Account Bank in the name of the Borrower. Starwood has signing rights in accordance with the Hotel Operating Services Agreement and may use the Borrower's finance chop solely for the purposes of operating the Offshore Hotel Account in accordance with the Hotel Operating Services Agreement. The Lenders have joint sole signing rights in the case of a Default under the CTA.

 Mitsubishi Corporation

☐ Mitsubishi Shoji Bldg. 3-1, Marunouchi 2-chome, Chiyoda-ku, Tokyo 100-8086, Japan
☐ Marunouchi Park Bldg. 6-1, Marunouchi 2-chome, Chiyoda-ku, Tokyo 100-8086, Japan

30 May 2016

MEEYAHTA INTERNATIONAL HOTEL LIMITED
FMI Centre Levels 10 and 11
Bogyoke Aung San Road,
Pabedan Township, Yangon

CONFIRMATION OF PARTICIPATION IN THE LANDMARK PROJECT

We, Mitsubishi Corporation, hereby confirm our intention to participate in the project situated on a plot of land ("Land") measuring an approximate area of 25,689 square metres located and bordered by Bogyoke Road and Alanpya Road, Pabedan Township, Yangon, known as the Landmark Project, by taking an effective 30% collectively with Mitsubishi Estate Co., Ltd. in a joint venture company to be incorporated with the approval of the Myanmar Investment Commission.

The joint venture company shall undertake all terms and conditions of the BOT contract and the master land lease agreement to be executed between Myanma Railways ("MR") and Meeyahta International Hotel Limited ("MIHL") to develop the Landmark Project, once the assignment of all rights and obligations thereunder from MIHL to the joint venture company is completed.

Please note that our confirmation of participation is subject to signing of the BOT contract and master land lease agreement between MR and MIHL over the Land and all necessary agreements between the relevant parties in respect of the development of the Landmark Project and shall not be relied by MIHL or any third party for any purpose.

Yours faithfully,

Mitsubishi Corporation
Hidetoshi Suzuki
General Manager
ASEAN Real Estate Development Department
Real Estate Development & Construction Division

NOTARIAL CERTIFICATE

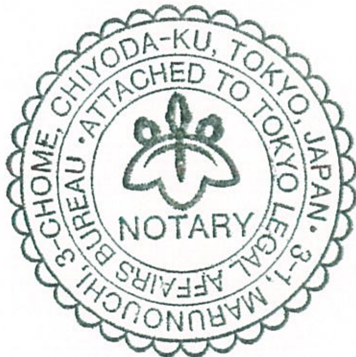
This is to certify that Kaori Yokoyama an agent of Hidetoshi Suzuki who is authorized to sign to the attached document on behalf of Mitsubishi Corporation, stated in my presence that said Hidetoshi Suzuki acknowledged to have signed the said document.

Dated this 6th day of June, 2016.



M. Kubota

Morio Kubota
NOTARY
3-1, Marunouchi 3-chome,
Chiyoda-ku, Tokyo
Tokyo Legal Affairs Bureau





平成２８年登簿第　0164　号

認　　証

添付書面における作成名義人三菱商事株式会社アセアン不動産開発部長鈴木英俊の代理人横山夏織は、当職の面前において本人が作成名義人の署名を自認していると陳述した。以下余白。

よって、これを認証する。

平成２８年　6　月　6　日、本公証人役場において

東京都千代田区丸の内三丁目３番１号

東京法務局所属

公　証　人

Notary

MORIO KUBOTA

総公証 №152499 号

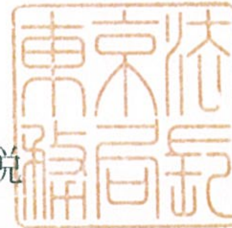
証　　明

上記署名は、東京法務局所属公証人の署名に相違ないものであり、かつ、その押印は、真実のものであることを証明する。

平成２８年　6　月　6　日

東京法務局長

佐藤　主税



CERTIFICATE

This is to certify that the signature affixed above has been provided by Notary, duly authorized by the Tokyo Legal Affairs Bureau and that the Official Seal appearing on the same is genuine.

Date　Jun.06.2016

Chikara SATO

Director of the Tokyo Legal Affairs Bureau

For legalization by the foreign consul in Japan, this is to certify that the Seal affixed hereto is genuine.

Date　Jun.06.2016

A. Ogawa

Ayako OGAWA

Tokyo, ______________________

Official

Ministry of Foreign Affairs

(Consular Service Division)



31 May 2016

MEEYAHTA INTERNATIONAL HOTEL LIMITED

FMI Centre Levels 10 and 11

Bogyoke Aung San Road,

Pabedan Township, Yangon

CONFIRMATION OF PARTICIPATION IN THE LANDMARK PROJECT

We, Mitsubishi Estate Co., Ltd., hereby confirm our intention to participate in the project situated on a plot of land ("Land") measuring an approximate area of 25,689 square metres located and bordered by Bogyoke Road and Alanpya Road, Pabedan Township, Yangon, known as the Landmark Project, by taking an effective 30% collectively with Mitsubishi Corporation in a joint venture company to be incorporated with the approval of the Myanmar Investment Commission.

The joint venture company shall undertake all terms and conditions of the BOT contract and the master land lease agreement to be executed between Myanmar Railways of Ministry of Rail Transportation ("MR") and Meeyahta International Hotel Limited ("MIHL") to develop the Landmark Project, once the assignment of all rights and obligations thereunder from MIHL to the joint venture company is completed.

Please note that our confirmation of participation is subject to signing of the BOT contract and master land lease agreement between MR and MIHL over the Land and all necessary agreements between the relevant parties in respect of the development of the Landmark Project and shall not be relied by MIHL or any third party for any purpose.

Yours faithfully,

Jo Kato

Representative Director

Mitsubishi Estate Co., Ltd.

NOTARIAL CERTIFICATE

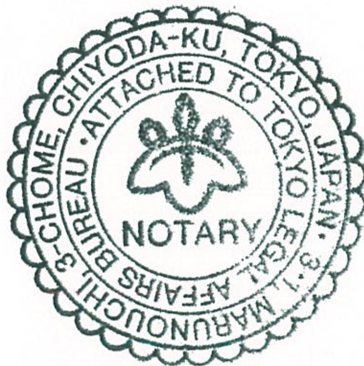
This is to certify that Yoshiko Muto an agent of Jo Kato, Representative Director of Mitsubishi Estate Co., Ltd., has stated in my presence that said Jo Kato has acknowledged to have signed the attached document.

Dated this 3rd day of June, 2016.



N. Watanabe

Noriaki Watanabe
NOTARY
3-1, Marunouchi 3-chome,
Chiyoda-ku, Tokyo
Tokyo Legal Affairs Bureau









平成２８年登簿第　1373　号

認　　　証

添付書面における作成名義人三菱地所株式会社代表取締役加藤譲の代理人武藤美子は、当職の面前において本人が作成名義人の署名を自認していると陳述した。以下余白。

よって、これを認証する。

平成２８年　６月　３　日、本公証人役場において

東京都千代田区丸の内三丁目３番１号

東京法務局所属

公証人
Notary

渡邉徳昭



NORIAKI WATANABE

総公証 №152115 号

証　　　明

上記署名は、東京法務局所属公証人の署名に相違ないものであり、かつ、その押印は、真実のものであることを証明する。

平成２８年　６月　３　日

東京法務局長　　佐藤　主税



CERTIFICATE

This is to certify that the signature affixed above has been provided by Notary, duly authorized by the Tokyo Legal Affairs Bureau and that the Official Seal appearing on the same is genuine.

Date　Jun.03.2016

Chikara SATO
Director of the Tokyo Legal Affairs Bureau

For legalization by the foreign consul in Japan, this is to certify that the Seal affixed hereto is genuine.

Date　Jun.03.2016

A. Ogawa

Ayako OGAWA

Tokyo, ______________________

Official
Ministry of Foreign Affairs
(Consular Service Division)



IFC | International Finance Corporation
WORLD BANK GROUP

May 27, 2016

MEEYAHTA INTERNATIONAL HOTEL LIMITED
FMI Centre Levels 10 and 11
Bogyoke Aung San Road,
Pabedan Township, Yangon

CONFIRMATION OF PARTICIPATION IN THE LANDMARK PROJECT

We refer to the proposed participation by the International Finance Corporation in the project situated on a plot of land measuring an approximate area of 25,689 square metres located and bordered by Bogyoke Road and Alanpya Road, Pabedan Township, Yangon, known as the "Landmark Project", by taking an effective 5% in a joint venture company to be incorporated with the approval of the Myanmar Investment Commission.

The joint venture company shall undertake to abide by all terms and conditions of the BOT contract and the master land lease agreement to develop the Landmark Project once the assignment of all rights and obligations thereunder from Meeyahta International Hotel Limited ("MIHL") to the joint venture company is completed.

Please note that our participation is subject to signing of a suitable BOT contract and master land lease agreement between Myanma Railways and MIHL over the land relating to the Landmark Project, execution of mutually satisfactory documentation among the relevant parties in respect of the development of the Landmark Project and satisfaction of all conditions set forth in such documents.

This document is being provided to you in support of MIHL's application to MIC for creation of the joint venture company and shall not be used or relied upon by any party for any other purpose.

Yours faithfully,

INTERNATIONAL FINANCE CORPORATION
Name: Henrik E. Pedersen
Position: Manager.

ADB

10 March 2016

MEEYAHTA INTERNATIONAL HOTEL LIMITED
FMI Centre Levels 10 and 11
Bogyoke Aung San Road,
Pabedan Township, Yangon

CONFIRMATION OF PARTICIPATION IN THE LANDMARK PROJECT

We refer to the proposed participation by Asian Development Bank in the project situated on a plot of land measuring an approximate area of 25,689 square metres located and bordered by Bogyoke Road and Alanpya Road, Pabedan Township, Yangon, known as the Landmark Project, by taking an effective 5% in a joint venture company to be incorporated with the approval of the Myanmar Investment Commission.

The joint venture company shall undertake all terms and conditions of the BOT contract and the master land lease agreement to develop the Landmark Project once the assignment of all rights and obligations thereunder from Meeyahta International Hotel Limited ("MIHL") to the joint venture company is completed.

Please note that our participation is subject to signing of a suitable BOT contract and master land lease agreement between Myanma Railways and MIHL over the land relating to the Landmark Project, execution of mutually satisfactory documentation among the relevant parties in respect of the development of the Landmark Project and satisfaction of all conditions set forth in such document.

This document is being provided to you in support of MIHL's application to MIC for creation of the joint venture company and shall not be used or relied upon by any party for any other purpose.

Yours faithfully,

ASIAN DEVELOPMENT BANK
Christopher Thieme, Director
Infrastructure Finance Division 2
Private Sector Operations Department

ASIAN DEVELOPMENT BANK
6 ADB Avenue, Mandaluyong City
1550 Metro Manila, Philippines
Tel +63 2 632 4444
Fax +63 2 636 2444

YOMA STRATEGIC INVESTMENTS LTD.
Incorporated in the Republic of Singapore
Company Registration No. 200410344H

31 May, 2016

MEEYAHTA INTERNATIONAL HOTEL LIMITED
FMI Centre Levels 10 and 11
Bogyoke Aung San Road,
Pabedan Township, Yangon

CONFIRMATION OF PARTICIPATION IN THE LANDMARK PROJECT

We, Yoma Strategic Investments Limited, hereby confirm our intention to participate in the project situated on a plot of land measuring an approximate area of 25,689 square metres located and bordered by Bogyoke Road and Alanpya Road, Pabedan Township, Yangon, known as the Landmark Project, by taking an effective 48% in a joint venture company to be incorporated with the approval of the Myanmar Investment Commission.

The joint venture company shall undertake all terms and conditions of the BOT contract and the master land lease agreement to develop the Landmark Project once the assignment of all rights and obligations thereunder from Meeyahta International Hotel Limited ("MIHL") to the joint venture company is completed.

Please note that our confirmation of participation is subject to signing of the BOT contract and master land lease agreement between Myanma Railways and MIHL over the land and all necessary agreements between the relevant parties in respect of the development of the Landmark Project and shall not be relied by any third party for any other purpose.

Yours faithfully,

U Theim Wai @ Serge Pun
Director
Yoma Strategic Investments Limited

YOMA STRATEGIC INVESTMENTS LTD.
Company Registration No. *200410344H*
78 Shenton Way
#32-00
Singapore 079120
Tel: (65) 6223 2262
Fax: (65) 6223 1990
www.yomastrategic.com

FIRST MYANMAR INVESTMENT CO., LTD.
(A PUBLIC COMPANY)



31 May, 2016

MEEYAHTA INTERNATIONAL HOTEL LIMITED
FMI Centre Levels 10 and 11
Bogyoke Aung San Road,
Pabedan Township, Yangon

CONFIRMATION OF PARTICIPATION IN THE LANDMARK PROJECT

We, First Myanmar Investment Company Limited, hereby confirm our intention to participate in the project situated on a plot of land measuring an approximate area of 25,689 square metres located and bordered by Bogyoke Road and Alanpya Road, Pabedan Township, Yangon, known as the Landmark Project, by taking an effective 12% in a joint venture company to be incorporated with the approval of the Myanmar Investment Commission.

The joint venture company shall undertake all terms and conditions of the BOT contract and the master land lease agreement to develop the Landmark Project once the assignment of all rights and obligations thereunder from Meeyahta International Hotel Limited ("MIHL") to the joint venture company is completed.

Please note that our confirmation of participation is subject to signing of the BOT contract and master land lease agreement between Myanma Railways and MIHL over the land and all necessary agreements between the relevant parties in respect of the development of the Landmark Project and shall not be relied by any third party for any other purpose.

Yours faithfully,

U Tun Tun
Executive Director
First Myanmar Investment Company Limited

MMJ YANGON DEVELOPMENT PTE. LTD.
Incorporated in Singapore
Corporate Number: 201630987H
*(the "**Company**")*

DIRECTORS' RESOLUTIONS IN WRITING PURSUANT TO THE COMPANY'S CONSTITUTION

ESTABLISHMENT OF A PRIVATE LIMITED COMPANY IN MYANMAR

1. Resolved that the Company is hereby authorised, jointly with Yoma Strategic Investments Ltd., First Myanmar Investment Co., Limited, the International Finance Corporation and the Asian Development Bank, to register and establish a private limited company in Myanmar with the proposed name of "Meeyahta Development Limited".

SUBSCRIPTION OF SHARES

2. Resolved that the Company is hereby authorised to subscribe for shares in the capital of Meeyahta Development Limited representing 30% of the issued share capital.

PERSON AUTHORISED TO SIGN ALL DOCUMENTS ON BEHALF OF THE COMPANY IN CONNECTION WITH THE ESTABLISHMENT OF MEEYAHTA DEVELOPMENT LIMITED

3. Resolved that Mr. Hidetoshi Suzuki, a Japan national holding Passport no. TR5017948, of [Louis Maison #204, 4-9-41, Sakuragaoka, Setagaya-ku, Tokyo] ("**Mr. Hidetoshi Suzuki**") and Mr. Yoshihiko Kikukawa, a Japan national holding Passport no. TH9087973, of [#902, 4-1-27 Hiroo, Shibuya-ku, Tokyo] ("**Mr. Yoshihiko Kikukawa**"), be and are hereby jointly authorised to do any and all of the following, in the name and/or on behalf of the Company, in connection with the establishment of Meeyahta Development Limited, as may be appropriate in the circumstances:-

   (a) Take any and all actions and steps, and sign, execute, deliver, submit and file all applications, forms, information, materials, and documents with the Ministry of Planning and Economic Development of Myanmar and each other governmental authority or agency in Myanmar, as may be necessary or expedient for the establishment of Meeyahta Development Limited.

   (b) Take any and all actions and steps, and negotiate, sign, execute and deliver all agreements, deeds, assurances and other documents in connection with the establishment of Meeyahta Development Limited.

   (c) Act in all matters and transactions as may be necessary or expedient for the establishment of Meeyahta Development Limited.

4. Resolved that Mr. Hidetoshi Suzuki and Mr. Yoshihiko Kikukawa, be and are hereby further authorised to represent the Company in respect of all acts, dealings, matters and transactions with Meeyahta Development Limited and in the exercise of all and any rights (including voting rights) relating to the shares held by the Company in Meeyahta Development Limited, and to sign, execute and deliver any and all documents in the name and/or on behalf of the Company, as may be appropriate in the circumstances.

MMJ YANGON DEVELOPMENT PTE. LTD.
Incorporated in Singapore
Corporate Number: 201630987H
*(the "**Company**")*

APPOINTMENT OF DIRECTORS OF MEEYAHTA DEVELOPMENT LIMITED

5. Resolved that the Company hereby acknowledges and appoints the following persons as first Directors on the board of Meeyahta Development Limited upon its incorporation:-

(a) U Theim Wai @ Mr. Serge Pun
(b) U Tun Tun
(c) Mr. Chi Yam Cyrus Pun
(d) Mr. Chi Tung Melvyn Pun
(e) Mr. Norman Siu Yong Ching JR
(f) Mr. Hidetoshi Suzuki
(g) Mr. Yoshihiko Kikukawa

FURTHER ASSURANCE

6. That the Company be authorised to sign, execute, seal and deliver any and all authorisation documents, proxy forms and powers of attorney as may be appropriate to give effect to the resolutions contained herein.

AFFIXATION OF THE COMMON SEAL OF THE COMPANY

7. Resolved that the Company be authorised to affix its common seal in accordance with the Company's Constitution to any document that may be required to be given under the Company's common seal in relation to the establishment of Meeyahta Development Limited or to any other documents contemplated by any of the Resolutions herein.

Dated:

DIRECTORS

古賀 健太郎
Kentaro Koga

Yoshihiko Kikukawa
Yoshihiko Kikukawa

糸川 裕樹
Hiroki Itokawa

Shojiro Kojima
Shojiro Kojima

MEINHARDT

The Landmark Project, Yangon

Final Draft Traffic Impact Assessment

9th October 2015

Submitted to:

Prime Estate Developments Limited.
PO Box 957, Offshore Incoporations Centre,
Road Town, Tortola,
British Virgin Island

Date	Revision	Prepared By	Checked By	Approved By
06/10/15		-------------------------	-------------------------	-------------------------
09/10/15	2			
		KNT	**KNT**	**KRL**

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TABLE OF CONTENTS

1.0 INTRODUCTION

Meinhardt (Thailand) Limited is appointed by Meeyahta International Hotel Ltd to undertake the traffic impact assessment (TIA) study for the proposed Landmark Project, Yangon. The Project is required to submit an Environmental Impact Assessment (EIA) and this report provides the TIA study for submission with the EIA to the Authorities.

This TIA is prepared based on a new design for Landmark Project, which includes minor amendments from a previous scheme granted planning permission by HIC in November 2014. This TIA builds on and updates the principles as previously agreed during discussions with YCDC Engineering Department Roads & Bridges

There is not an official guideline regarding the TIA study in Myanmar, so the study scope has been established based on the available TIA guidelines in other countries such as Singapore, UK and Thailand. The following chapters of this report include:

- **Existing Situation** - review of the existing traffic, pedestrian and public transport conditions in the vicinity of the Project site;
- **Development Proposals** - highlighting the key proposals for access, circulation, parking, and servicing within the Project;
- **Traffic and Parking Generation** - calculation of daily and hourly traffic demand and estimated parking accumulation;
- **Traffic Impact and Mitigation** - capacity analysis of the road network or junction and proposed improvement to the traffic, pedestrian and public transport networks;
- **Summary**

2.0 EXISTING SITUATION

2.1 SITE LOCATION

The Landmark project is located in Pabedan Township in the commercial center of Yangon at the corner between Bogyoke Aung San Road and Alan Pya Pagoda Street, near other major destinations such as Bogyoke Aung San Market, Sakura Tower, Sule Shangri-La Hotel (formerly known as Traders). Yangon Central Railway Station is within walkable distance (with convenience), approximately 380m from the site. There are many communities, school, hospital, church, hotel, and retail facilities within the vicinity of the site. The location of the development site is shown in **Figure 2.1**

The existing site comprises the FMI retail and office building and the Grand Mee Ya Hta serviced apartments (the latter has recently been vacated to allow for demolition). The site area also includes the Zaw Gyi Restaurant (also closed) which fronts Bogyoke Aung San Road next to FMI. The remainder of the site is made up of the disused buildings (already demolished) associated with the Myanmar Railways Headquarters and supporting structures for FMI and serviced apartments.

2.2 EXISTING ACCESS

Existing access to the site is from Bogyoke Aung San Road with one entry and exit to serve the FMI building and one entry and exit to serve the Grand Mee Ya Hta apartments. There are other curb cuts and access points that are no longer in operation and were historically used to access the Myanmar Railways Headquarters.

Bogyoke Aung San Road is one way eastbound meaning that there is a cross-over between traffic entering and exiting the FMI or Grand Mee Ya Hta. Access to the proposed development will aim to remove this conflict by proposing left in / left out access at Bogyoke Aung San Road.

Figure 2.2 presents the access routings.



FMI Access Road towards Bogyoke Aung San Road



Grand Mee Ya Hta Access from Bogyoke Aung San Road



Legend : Key Destination

Site Location

Key Destination

0 150 m. 300 m.

Figure 2.1: Site Location

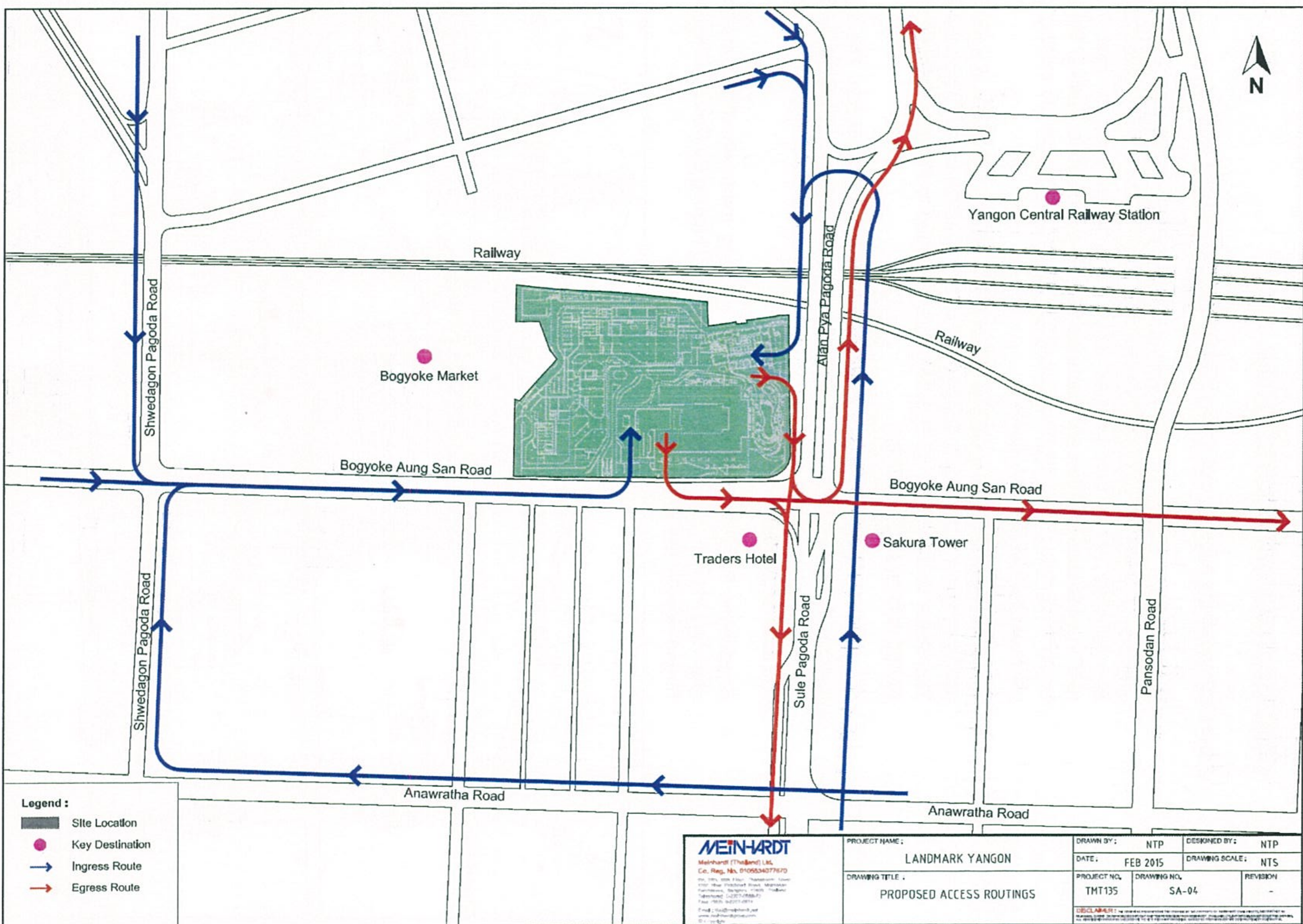


Figure 2.2: Proposed Access Routings

2.0 EXISTING SITUATION

2.3 EXISTING ROAD CHARACTERISTICS

Figure 2.3 shows the existing road characteristics around the development.

- Bogyoke Aung San Road is a 4-lane primary road with one-way traffic direction. There is a raised median and barrier along the center of the road that starts approximately 100 m. from the west junction and 100 m. from the east. The road runs in west-east direction and connects Shwedagon Pagoda Road in the west to Lower Pazundaung Road in the east. Adjacent to the site there is existing parking within lay-by's used mainly by taxis;
- Alan Pya Pagoda Street is another major road with two way traffic in a north-south direction. The carriageway is three lanes in each direction and connects to Kan Yiek Thar Road to the north and Bogyoke Aung san road to the south. Adjacent to the site there is no street parking;
- Sule Pagoda Road is a three-lane two-way road with raised median. The road runs in north-south direction connects Bogyoke Aung San road to the north and Strand Road to the south. There are service roads alongside the northbound (north part) and southbound (south part) of the road;
- Shwedagon Pagoda Road is a four-lane two-way road with striped median. The road runs in north-south direction and connects U Htaung Bo Road on the north and Strand Road to the south.

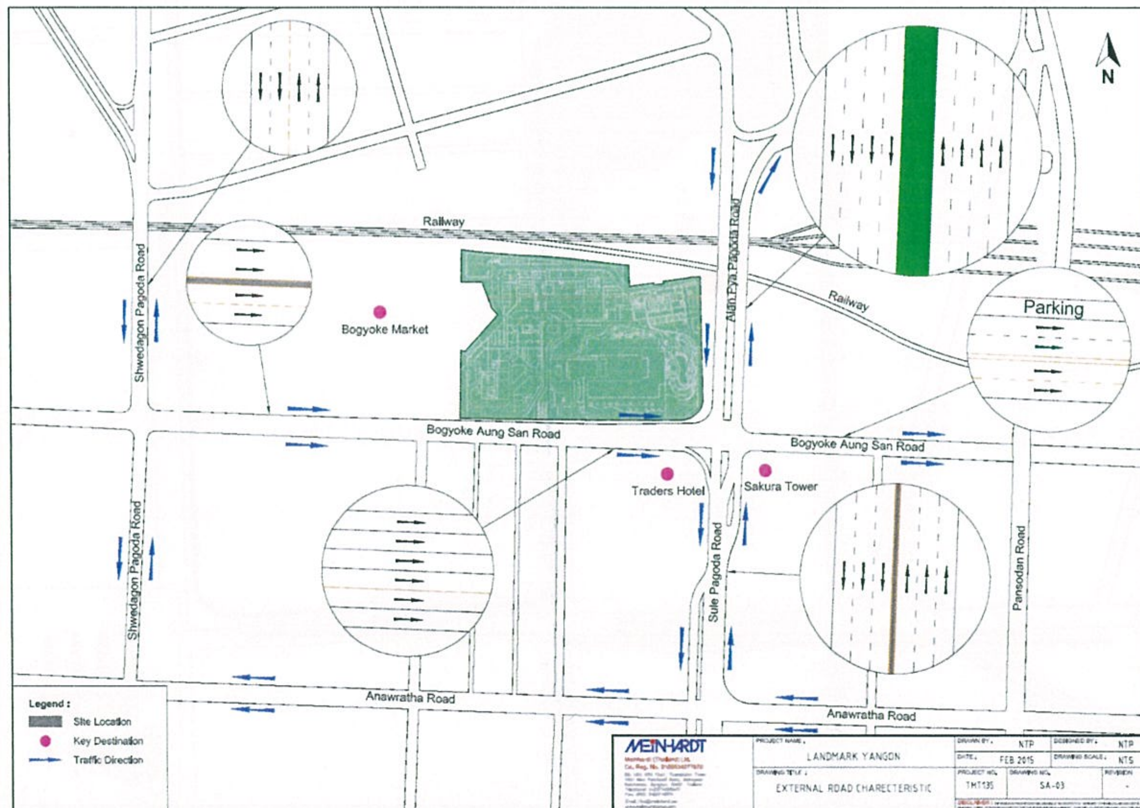


Figure 2.3: External Road Characteristic

2.0 EXISTING SITUATION

2.4 EXISTING TRAFFIC VOLUME

The site is immediately adjacent to the 'Traders Junction' and all traffic whether entering or exiting the Landmark junction will need to pass through this junction. To establish the existing traffic conditions, a video traffic survey was conducted for the weekday peak periods 08:30 - 09:30 and 16:30 - 17:30 on 30th April 2015. The traffic volume and surveyed junction is shown in **Figure 2.4**.

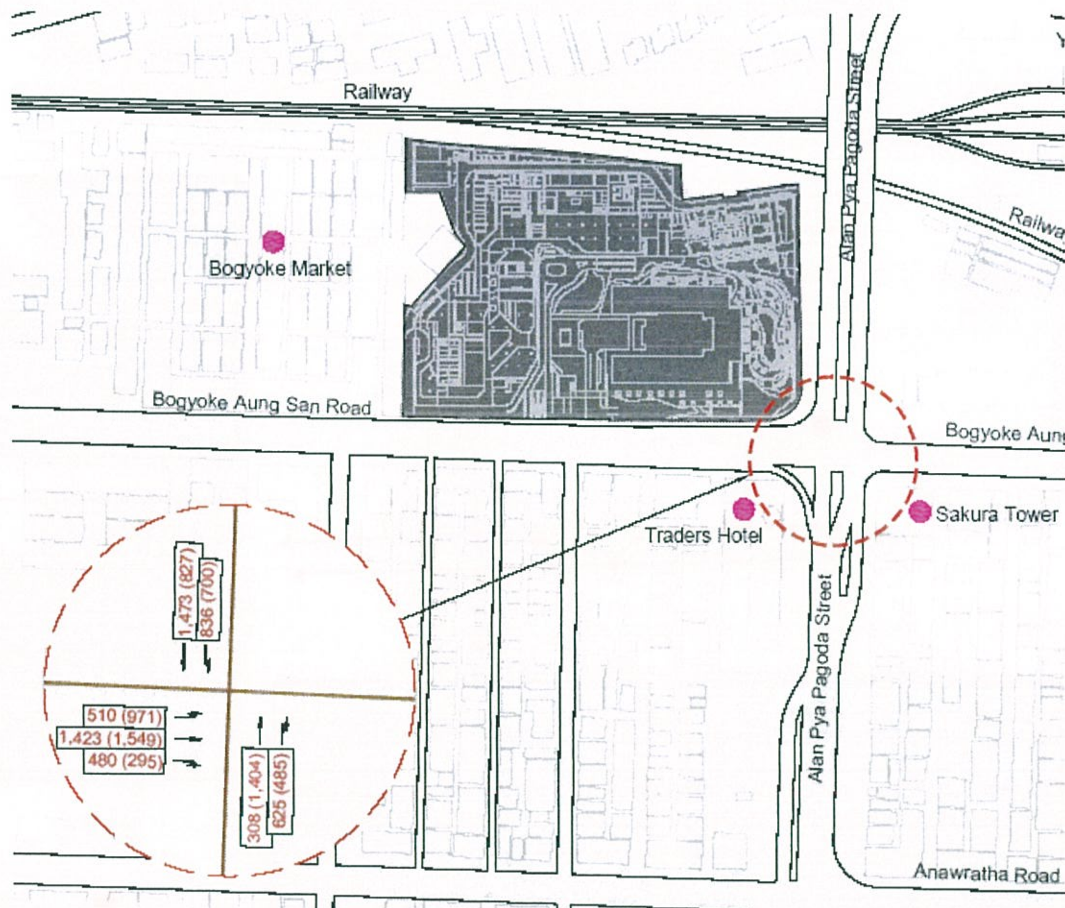


Figure 2.4: Traffic volume at 'Traders Junction'

2.5 PEDESTRIAN MOVEMENTS

There are existing footways surrounding the site on Bogyoke Aung San Road and Alan Pya Pagoda Street. The footway along the boundary of the Myanmar Railways Building is narrower than other footways surrounding it and this will be improved with development of the site.

2.0 EXISTING SITUATION

There is a pedestrian crossing to the west of the existing Grand Mee Ya Hta access. This is an uncontrolled pedestrian crossing with striping. It is regularly used and the development will make improvements to this as currently people are required to step out in front of a lot of traffic. **Figure 2.5** shows the footway and crossing conditions near to the site.

The central barrier on Bogyoke Aung San Road was constructed to prevent pedestrians crossing freely across the street and conflicting with vehicles. Instead pedestrians are channeled to use the pedestrian crossing near Grand Mee Ya Hta, the footbridge to the west of the Bogyoke Aung San Market or cross at the traffic signal junctions.

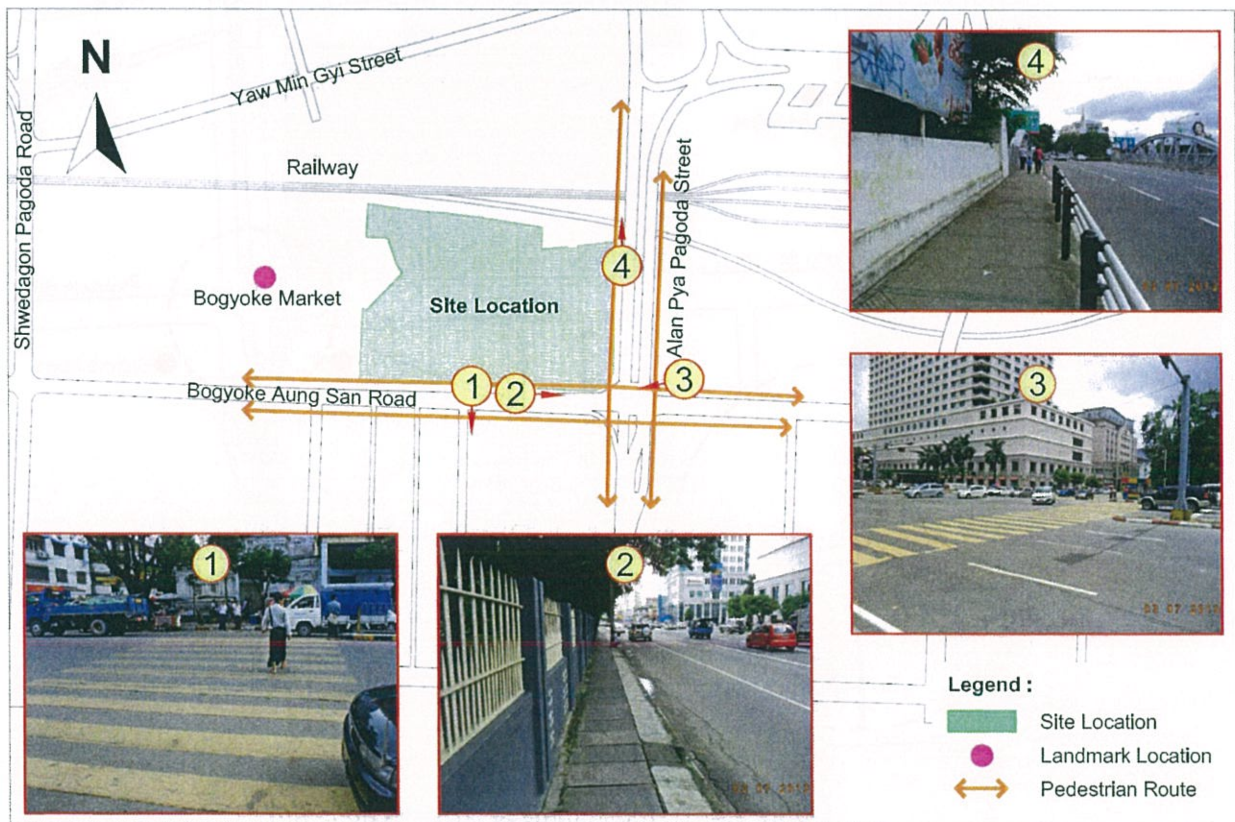


Figure 2.5: Major Pedestrian Routes Surrounding the Site

2.0 EXISTING SITUATION

2.6 PUBLIC TRANSPORT ACCESSIBILTY

In Yangon, the majority of transportation mode is taken by bus, although this is undoubtedly reducing from the relaxation of car import restrictions as a result there will higher car ownership. But it is expected there will be a lot of people still using public transport. The development is conveniently located within walking distance of the public transport network. The York Street bus stop and Yangon Central Railway Station are located on Alan Pya Pagoda Street approximately 532 and 843 m. from the site, respectively. There are also Bogyoke Zay (Scott Market) bus stop on Bogyoke Aung San Road and Sule Bus Stop on Sule Pagoda Road approximately 384 and 373 m. from the site respectively, as shown in **Figure 2.6**. The bus stop on Sule Pagoda Road is a major bus stop with bus routes to / from across the city.

In the future there is expected to be many changes to the public transport network such as improved bus fleet and safer services, renovated rail service, metro system (expected by 2035) and bus priority measures all to maintain the popularity of public transport and reduce the impacts of rapid traffic growth.



Remark: Distances shown based on SPAPM study

Figure 2.6: Public Transport Surrounding Landmark Project

3.0 DEVELOPMENT PROPOSALS

3.1 PROPOSED DEVELOPMENT

The Landmark Project is located in the commercial center of the developing city of Yangon. This mixed use development comprising office, hotel, retail and residential will be a key major mixed use development in the commercial center of a city that is undergoing significant economic growth. The Gross Floor Area (GFA) is approximately 230,000 m^2. The proposed building uses schedule is shown in **Table 3.1**.

Table 3.1 Building Uses Schedule

Land Use		NLA (sqm)	GFA (sqm)	Efficiency
Retail Podium		29,417	45,038	65%
Luxury Hotel	MRB	7,417	14,049	53%
Luxury Residential	Tower 1	32,916	40,458	81%
Business Hotel	Tower 2	30,522	49,217	62%
Office	Tower 3	38,287	42,344	90%
Office	Tower 4	34,074	37,717	90%
Total		172,633	228,823	

Remarks:

- The area estimated based on HIC Plan

3.2 PRINCIPLES OF ACCESS AND CIRCULATION

The Landmark project is a complex mixed use development with access and parking requirements for a variety of building uses. Mixed use developments can reduce the overall demand for travel as people can live, work, shop and play without the need to travel by car. However, a significant amount of trips will be carried out by private vehicle particularly as this will be one of the first high-end mixed use developments in Yangon.

The aim is to achieve good accessibility for all while not dominating the site with road traffic and to enable convenient walking movement within the site.

A summary of the main principles for vehicle access are below:

- Office - main entry and exit from Bogyoke Aung San Road with access to parking also from Alan Pya Pagoda Street. Drop off and pick up from Bogyoke Aung San Road. Sufficient weekday daytime parking to meet estimated demand;
- Retail - entry and exit from Bogyoke Aung San Road with additional access to parking from Alan Pya Pagoda Street. Drop off and pick up access from Bogyoke Aung San Road with secondary drop off and pick up in Basement 1 next to Supermarket. Sufficient parking provided (the peak times for retail are opposite for Office so parking space will be 'shared');
- Tower 2 Business Hotel - entry and exit from Bogyoke Aung San Road with access to parking from Alan Pya Pagoda Street. Drop off and pick up access from Bogyoke Aung San Road. Drop off designed for coaches;

3.0 DEVELOPMENT PROPOSALS

- Tower 2 Serviced Apartments - as above for Business Hotel. Generally it is expected that parking demand will be low as car ownership as the Clientele will be travelling professionals;
- Tower 1 Luxury Residence - entry and exit from Alan Pya Pagoda Street with access to parking also from Bogyoke Aung San Road. Drop off and pick up access from Alan Pya Pagoda Street;
- Myanmar Railway Building Luxury Hotel - exclusive drop off and pick up from Bogyoke Aung san Road with dedicated valet ramp. Parking can be accessed from Bogyoke Aung San Road or Alan Pya Pagoda Street;

All these principles provide the foundation for design of access and circulation for vehicles. In order to maintain the attractiveness of the development for pedestrians and limit vehicles within the ground level of the development then convenient and direct ramps to and from the car park are provided.

3.3 ACCESS LOCATION

Access to the development for vehicles is provided from Bogyoke Aung San Road (in approximate location of existing FMI / Grand Mee Ya Hta access) and Alan Pya Pagoda Street as shown in **Figure 3.1**. The service access road has entry from Bogyoke Aung San Road and exit onto Alan Pya Pagoda Street for service vehicles. The T4 office drop off is accessed from the service road. Between T4 drop-off and Bogyoke Aung San Road the service road is two way (for cars). Beyond T4 drop-off, the service road is one way.

The access points on Bogyoke Aung San Road are left in / left out to avoid crossover of traffic at street level. Within the site, where there is two way traffic circulation along the main internal road then a physical separation will be provided to avoid confusion for drivers.

MEINHARDT

LEVEL L1

N

SULE PAGODA ROAD

BOGYOKE AUNG SAN ROAD

Legend :

- Ingress Route
- Egress Route
- Pick-up & Drop-off Area

MEINHARDT

PROJECT NAME: LANDMARK YANGON

DRAWING TITLE

DRAWN BY: NTP | DESIGNED BY: NTP

DATE: | DRAWING SCALE: NTS

PROJECT NO.: TMT135 | DRAWING NO. | REVISION

Figure 3.1: Traffic Circulation at GF



3.0 DEVELOPMENT PROPOSALS

3.4 SERVICE AND FIRE ACCESS

Based on the existing distribution of traffic, most traffic will arrive from Bogyoke Aung San Road. So servicing and fire access will provided on Bogyoke Aung San Road with one-way traffic. Provision of this access routing will help to reduce traffic volume and traffic congestion in Bogyoke Aung San Road in front of the site as shown in **Figure 3.1**. The fire truck can also access the front of the development and the landscaping is designed to allow fire truck access to serve each building.

A total of 14 loading bays are provided, 9 for retail, 2 for PYN, 1 and 2 for Towers 1 and 2 respectively with additional of 5 bays for waste (total of 19 bays). The site has been designed to accommodate the maneuvering of a 10-wheel / 10-meter rigid trucks. It is expected that most deliveries will be carried out by small trucks or pick up vehicles. The 5 Star servicing in Basement 1 is for day to day vans / pickup trucks. Larger vehicles will use the main loading areas. The main loading area at the north boundary of the site will be mostly shared between office, retail and hotel to maximize the efficiency of the space.

3.5 SWEPT PATH TESTS

Figures 3.2 – 3.3 illustrate the swept path tests at the critical points of turning in each design vehicles access to The Landmark Project.

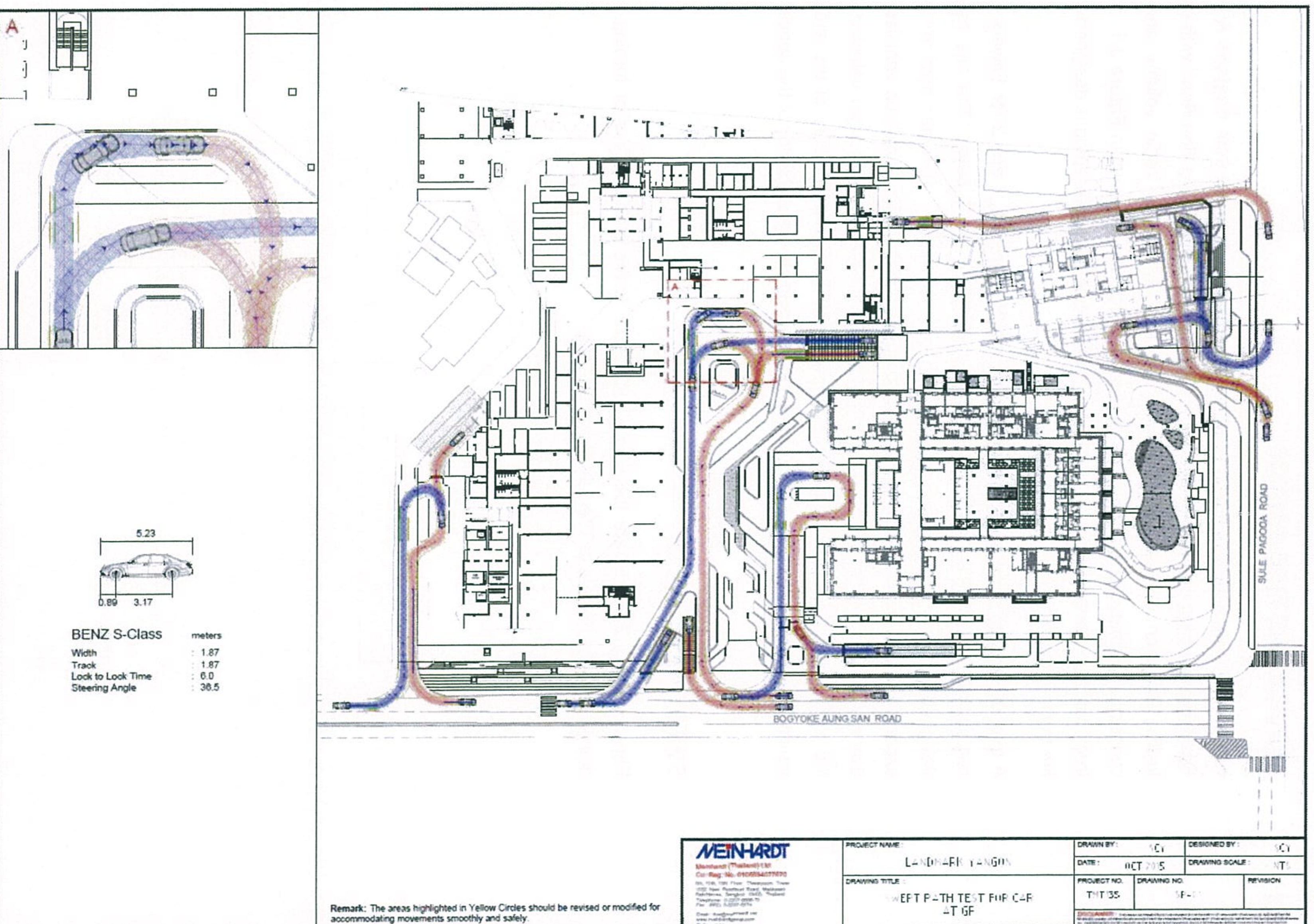


Figure 3.2: Swept Path of a Large Car at GF

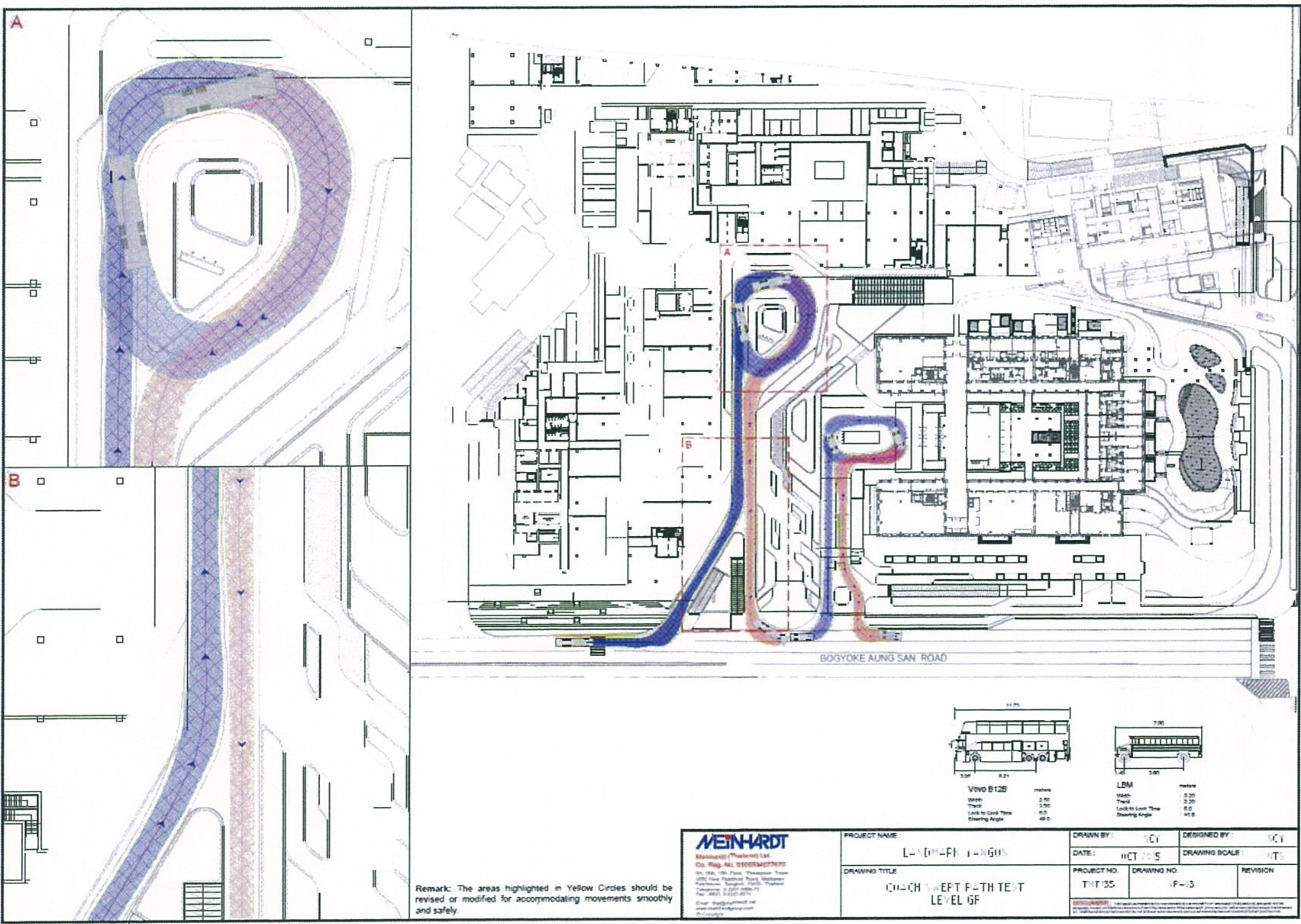


Figure 3.3: Coach Swept Path

3.0 DEVELOPMENT PROPOSALS

3.6 CAR PARKING PROVISION

YCDC has adopted the Singapore parking standards with an additional 20% required. **Table 3.2** shows the minimum parking provision required for the LMK Project to meet YCDC standards as agreed during the previous planning process.

Table 3.2: Parking Standards and Requirement based on YCDC Standards

No.	Use Categories		Net Lettable Area (NLA)		Circulation/Service Floor Area (SFA)		Gross Floor Area (GFA)		No. of Units / Keys		No. of car Park	
			(m2)	(ft2)	(m2)	(ft2)	(m2)	(ft2)	Sub-Total	Total	Required	Provided
1	Hotel	PYN	7,417	79,836	6,632	71,386	14,049	151,222	88	368	45	51
		T2 (Hotel)	21,304	229,314	14,821	159,532	36,125	388,846	280		128	143
2	Office	T3	38,287	412,117	4,057	43,669	42,344	455,787	-	-	271	303
		T4	34,074	366,769	3,643	39,213	37,717	405,982	-		203	227
3	Residential	T1	32,916	354,305	7,542	81,181	40,458	435,486	100	190	120	142
		T2 (Serviced Apartments)	9,218	99,222	3,874	41,699	13,092	140,921	90		108	121
4	Retail		29,417	316,642	15,621	168,143	45,038	484,785	-	-	235	263
TOTAL							228,823	2,463,028			1,110	1,250

Remark: Parking spaces required based on HIC plan

3.0 DEVELOPMENT PROPOSALS

Parking spaces are a minimum of 2.44m x 4.88m (YCDC standard dimensions) but mostly 2.5m x 5m except where space permits and these are larger. The traffic generation and accumulated parking is detailed in Section 4 of this report but the peak weekday parking is expected to be 1,157 spaces (1,183 for special event). The development will provide valet parking service for both hotels that will assist to maximize the parking area. The parking provision is tabulated above in **Table 3.2**, the total parking is 1,250 spaces (based on Balmond Studio's issuance dated 31st Aug 2015) which is more than the requirements.

The parking floors layouts are shown in **Figures 3.8 - 3.11**.

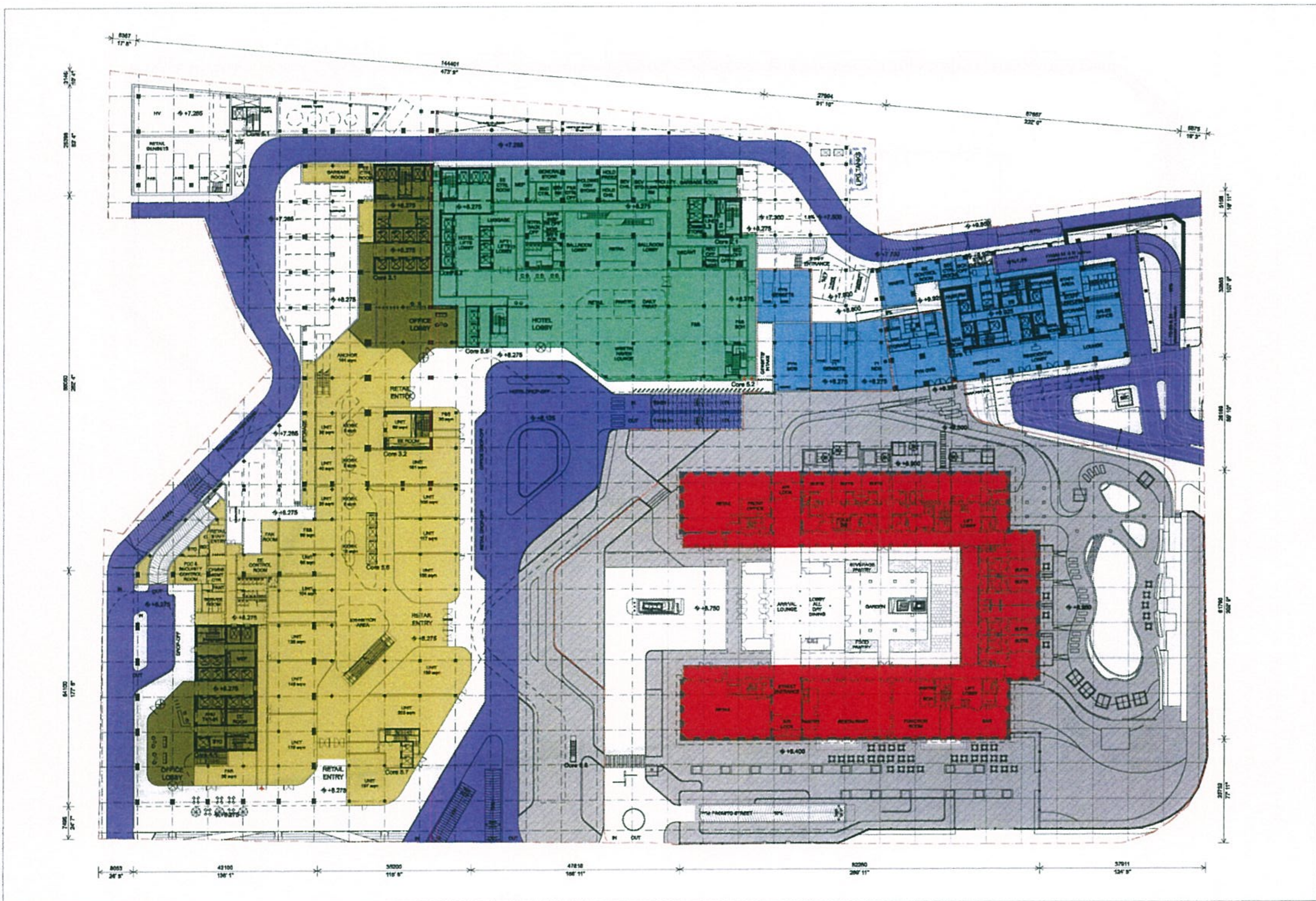


Figure 3.8: Ground Floor Layout

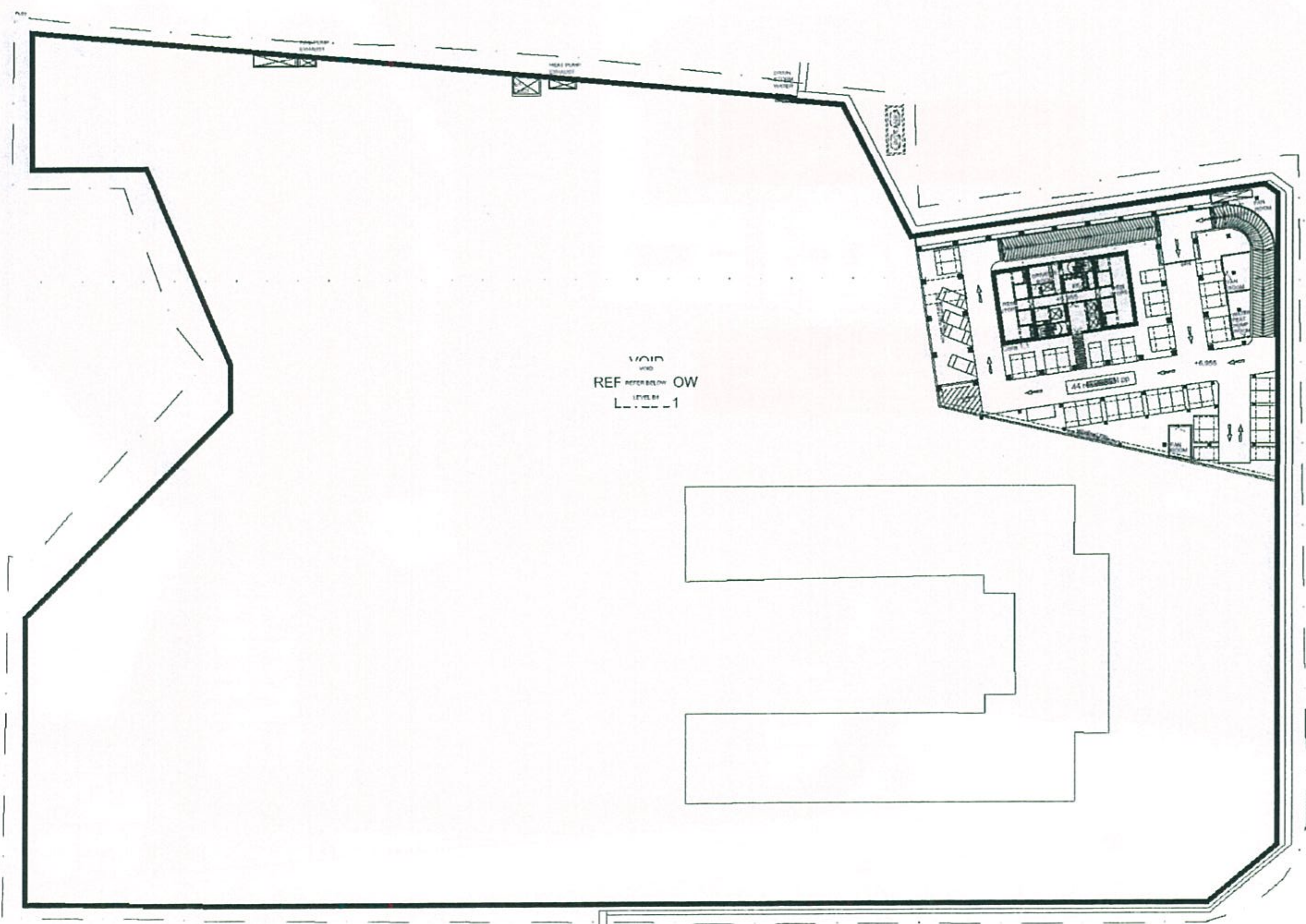


Figure 3.9: Parking and Loading Provision on Basement 0

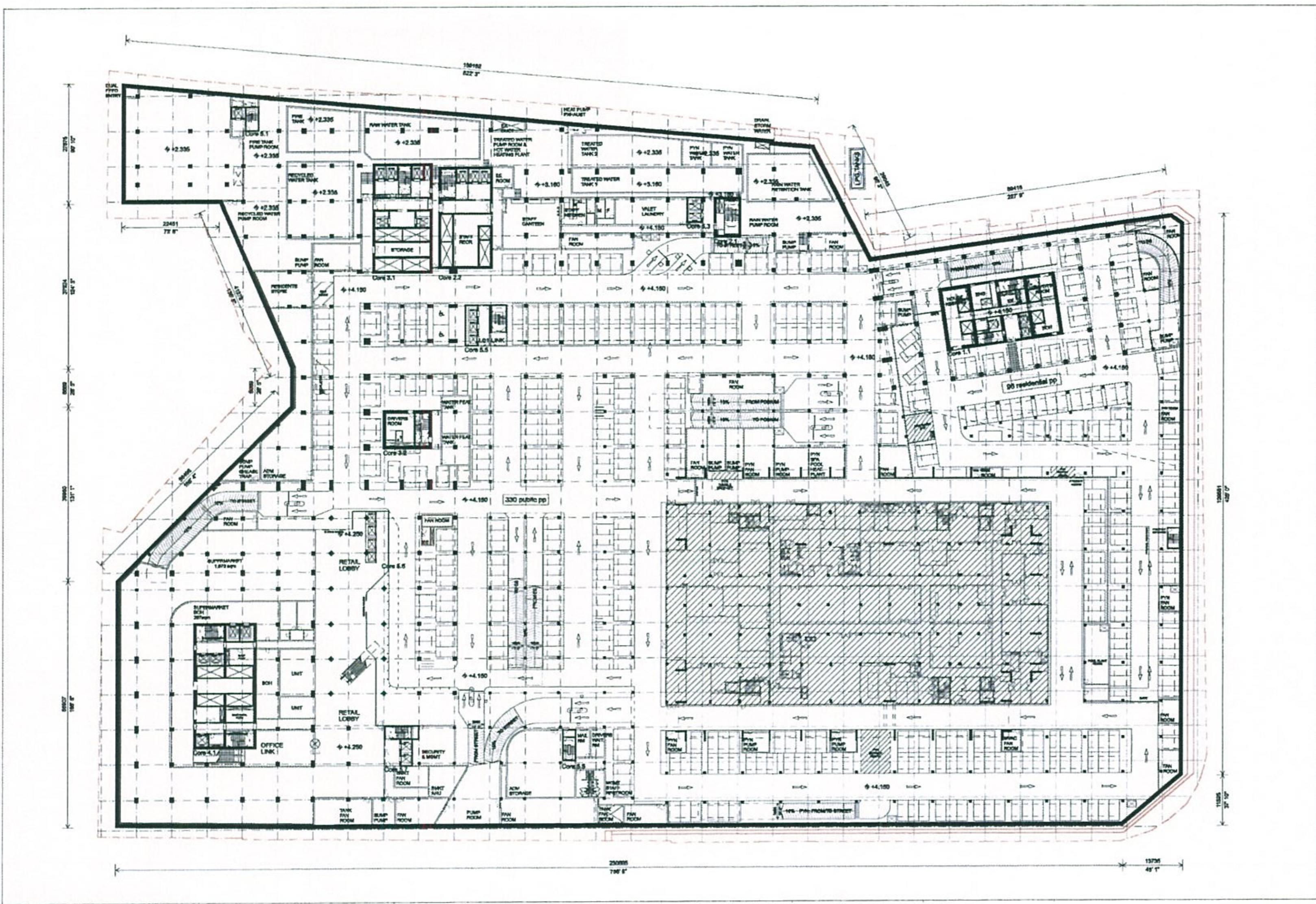


Figure 3.10: Parking and Loading Provision on Basement 1

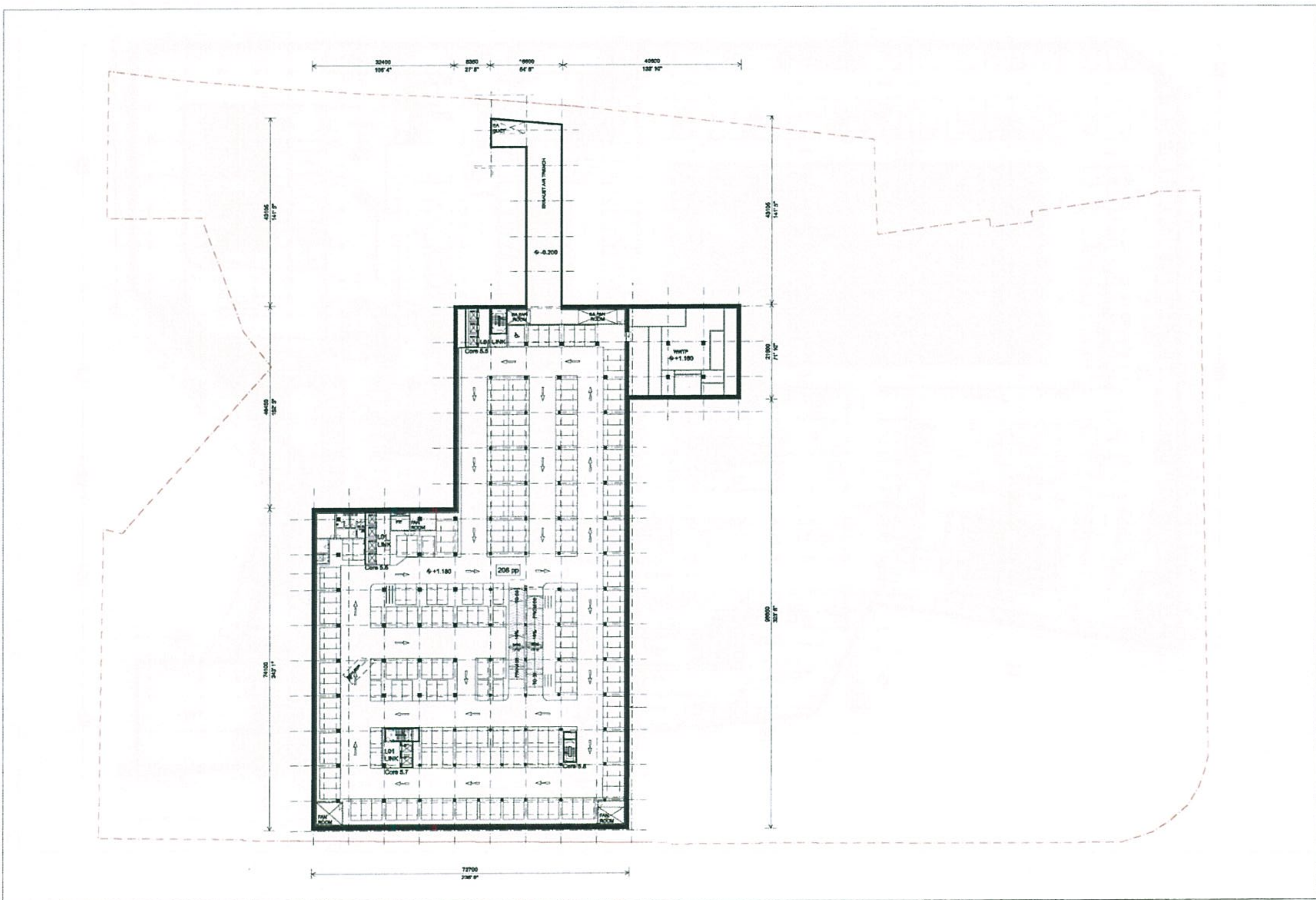


Figure 3.11: Parking and Loading Provision on Basement 2 and Typical Floor

4.0 TRAFFIC AND PARKING GENERATION

4.1 BACKGROUND TRAFFIC IN YANGON

The population of Yangon is estimated to be 6 million (2011 latest available data) with estimated annual growth of 3% per annum[1]. The expected population in 2015 is 6.75 million. However, Myanmar and particularly Yangon will undergo tremendous development in the coming years, and Landmark Project HQ will be one of the first major commercial developments and is likely to instigate further investment in developing Yangon commercial center.

The number of registered motor vehicles in Myanmar is shown in **Table 4.1**. Although accurate data is not available for Yangon after 2008 but this suggested that 60% of Myanmar CARS are registered in Yangon[2].

Table 4.1: Registered Vehicles in Myanmar

Year	Car	Truck	Bus	MC	Other	Total
2007-2008	222,661	57,211	19,291	658,997	74,682	1,032,842
2008-2009	239,895	58,857	19,683	1,612,423	68,102	1,998,960
2009-2010	254,797	61,132	19,807	1,749,083	62,585	2,147,404
2010-2011	279,066	64,888	20,944	1,883,958	59,665	2,308,521

Therefore the estimated number of registered cars in Yangon in 2011 is 167,440. This equates to 28 cars per 1,000 people in Yangon (estimate of 5 cars per 1,000 people in whole of Myanmar). The Government has permitted the import of 300,000 vehicles[3] (mostly cars) in 2012 which has potentially doubled the number of registered vehicles in Myanmar and Yangon. Even if the figure is 56 cars per 1,000 people in Yangon, this is still much lower than most other cities in Asia such as:

- Singapore = 112 cars per 1,000 people
- Jakarta = 203 cars per 1,000 people
- Bangkok = 330 cars per 1,000 people
- Mumbai = 29 cars per 1,000 people

[1] Population estimates of Yangon in 2010/2011 vary between 4 and 6 million people. Source of estimate is: Yangon Circular Railway Development Project' (GraSSP Policy Research Paper E-12-001, March 2012)

[2] Parking Policies in Asian Cities' Appendix 3 (ADB, 2011)

[3] Getting real about Myanmar's development' (Ko Ko Thett, Guest Contributor 5 June 2012) Posted in: Aung San Suu Kyi, Burma, Thein Sein, Trans-Border Issues

4.0 TRAFFIC AND PARKING GENERATION

Yangon currently prohibits motorcycles in the city center and bus travel counts for over 80% of daily trips[4]. However, this is at risk of change if public transport is not maintained or improved and if the pressure from motorcycle demand is too great and they are once again permitted to enter Yangon resulting in a dramatic decrease in the share of public transport trips.

There have long been plans to improve Yangon Circular Railway and implement Bus Rapid Transit or other mass rapid transit system although these are in the early stages and implementation unlikely within the next 5 years before the development opens.

The next twelve months will see the allocation of funding for improved infrastructure to support the growth of Myanmar and in particular Yangon. The Asian Development Bank is currently assisting the Government to review financing for Projects in the future including infrastructure.

4.2 DEVELOPMENT TRAFFIC GENERATION

When calculating the traffic and parking demand for a new development it is best practice to utilize a database of traffic surveys undertaken at similar developments. With the absence of any developments with the same quantum of land use in Yangon plus the rapidly changing travel characteristics and car ownership levels, this assessment utilizes the database for traffic surveys in Thailand with some adjustments made to reflect the differences in Yangon. Based on our experience with other planning Authorities in Asia this would be an acceptable method to calculate the traffic and parking demand. The assumptions and information used in the analysis is summarized below:

- Gross Floor Area applied to the traffic and parking estimates are as shown in **Table 3.1**;
- Trip rate is hourly vehicle rate per 100 sq.m. (for Office and Retail) or hourly rate per unit (for Hotel and Residential);
- Trip Rate is calculated from counted traffic in and out of example sites and divided by occupied units for hotel and residential or divided by GFA (sq.m.) and then multiplied by 100 for office and retail to obtain the number of vehicles;
- For ballroom, trip rate used based on a site reference in Bangkok with similar size and event functions during special events;

[4] Bus trips estimated to be 84% of total daily trips in Yangon. Source: 'Feasibility analysis for the introduction of a bus rapid transit system in Yangon, Myanmar, Journal of the Eastern Asia Society for Transportation Studies, Vol.9,pp.914–929' (Kato, Hironori, Akihiro Inagi, Nozomi Saito, and Phyo Thet Thet Htun, 2011)

4.0 TRAFFIC AND PARKING GENERATION

- Example sites from Bangkok are best available data with the absence of similar existing sites and data in Yangon;
- It is reasonable to assume the overall 30% reduction of retail car trip rates from Bangkok's trip rates due to the lower car ownership in Yangon (even in the future). This method has been explained and accepted by YCDC;
- The study also reduces the trip rates of Office and Hotel (with Special Events) by 30%. The no. of vehicles per capita of Myanmar and Thailand in 2012 presented the car ownerships in Myanmar is only one fifth (or about 23%) of Thailand's, as their no. of vehicles per capita were 47 [5] and 206[6], respectively. The development traffic generated in Bangkok may probably be much higher than the ones actually happened in Yangon. However instead of 70-80% reduction in trip rates (according to vehicles per capita) only 30% reduction was applied to be conservative for providing mitigation plan and transport facilities in the worst case scenario.

To obtain the estimated number of vehicles in and out of the development, the hourly vehicle trip rate is applied to The Landmark Project floor area (divided by 100) or number of units depending on land use.

To estimate the parking demand then the hourly rate per 100 sq.m. for number of parked vehicles at the start of the example survey is obtained and multiplied by The Landmark Project GFA. Then the hourly entry is added and hourly exit subtracted to obtain parking accumulation / demand estimate for each hour of the day (where data exists). The surveys as a minimum cover the time period between 06:00 and 21:00.

For a mixed use development where residential or office is the majority use then the peak traffic and parking demand is on a weekday. Therefore this assessment reviews the worst case, weekday traffic and parking demand. While the retail uses may peak at the weekend, this will be less than the combined peak for all uses during the weekday.

4.3 PEAK PERIOD SUMMARY

Table 4.3 (Weekday) and **Table 4.4** (Weekend) show the hourly traffic and parked vehicles expected at The Landmark Project without a special function in the Ballroom**.** **Table 4.5** presents the parking demand with special event on weekday at day and night times (worst case scenario). **Figure 4.1** and **Figure 4.2** show the graphical profiles of parking demand for each land use within the project for weekday and weekend respectively. **Figure 4.3** presents profile of parking demand on weekday during special event.

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[5] Rural Road 2013 Towards Sustainable Road Development, Current Situation in Myanmar, Government of the Republic of the Union of Myanmar Ministry of Construction, Public Works, Bangkok, 4 Dec, 2013

[6] Motor vehicles (per 1,000 people), http://web.archive.org/web/20140209114811/http://data.worldbank.org/indicator/IS.VEH.NVEH.P3 The World Bank , Accessed on Oct 2015

Table 4.3: Traffic and Parking Demand without Special Event (Weekday)

Time	T3 Office				T4 Office				Retail				T2 Hotel				PYN Luxury Hotel				T2 Serviced Apartment				T1 Residential				Summary			
	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park*	In	Out	In+Ou	Park
Initial				35				31				50				10				11				175				135				412
06:00-06:59	29	4	33	61	26	4	29	53	13	9	22	54	5	3	8	12	6	3	8	14	29	63	92	141	9	20	29	135	116	105	221	470
07:00-07:59	70	5	75	126	62	4	67	112	16	13	29	57	8	5	13	15	8	6	14	17	45	76	121	110	14	24	38	135	224	133	356	571
08:00-08:59	113	9	123	230	101	8	109	204	28	18	46	67	10	6	16	18	11	7	18	20	27	74	101	63	8	23	31	135	298	145	443	738
09:00-09:59	83	27	109	286	74	24	98	254	56	29	85	94	10	7	17	21	11	8	18	23	40	36	76	67	13	11	24	135	286	142	428	881
10:00-10:59	42	32	74	296	38	29	67	263	118	53	171	160	6	6	11	21	6	6	13	23	24	30	54	61	8	9	17	135	242	164	406	959
11:00-11:59	42	32	74	306	37	29	66	272	156	90	246	225	6	4	11	23	7	5	12	25	31	31	62	61	10	10	20	135	290	201	491	1,047
12:00-12:59	43	43	85	306	39	39	77	272	160	119	279	266	5	4	8	25	6	4	10	26	28	36	64	53	9	11	20	135	288	255	543	1,083
13:00-13:59	43	47	90	302	39	42	81	268	155	135	290	286	6	6	12	25	7	6	13	27	45	39	84	59	14	12	26	135	309	287	596	1,103
14:00-14:59	48	39	87	311	43	35	78	276	160	153	313	292	8	8	15	25	8	8	17	27	50	39	89	70	16	12	28	135	332	295	627	1,136
15:00-15:59	45	47	92	309	40	42	82	274	157	158	315	291	5	5	10	25	6	6	11	27	61	35	96	96	19	11	30	135	332	304	636	1,157
16:00-16:59	29	64	94	274	27	57	84	243	154	165	319	280	4	7	11	22	4	8	12	24	49	44	93	101	16	14	30	135	283	359	642	1,078
17:00-17:59	22	76	97	220	19	67	86	195	172	161	333	291	9	9	18	22	10	10	20	24	61	35	96	127	19	11	30	135	312	369	680	1,013
18:00-18:59	14	64	78	170	12	57	69	150	188	169	357	311	12	10	22	24	13	11	24	26	65	43	108	149	21	13	34	135	325	365	691	965
19:00-19:59	6	45	51	132	6	40	46	116	151	177	328	284	8	9	18	23	9	10	19	26	60	35	95	174	19	11	30	135	259	327	586	890
20:00-20:59	6	41	46	97	5	36	41	84	93	179	272	198	6	8	14	22	7	8	15	24	31	7	38	198	10	2	12	135	158	281	439	758
Sum	635	573	1,208	3,460	566	512	1,078	3,067	1,776	1,628	3,404	3,205	107	95	202	335	118	105	223	364	646	623	1,269	1,705	205	194	399	2,160	4,053	3,731	7,784	14,261
Max	113	76	123	311	101	67	109	276	188	179	357	311	12	10	22	25	13	11	24	27	65	76	121	198	21	24	38	135	332	369	691	1,157

Table 4.4: Traffic and Parking Demand without Special Event (Weekend)

Time	T3 Office				T4 Office				Retail				T2 Hotel				PYN Luxury Hotel				T2 Serviced Apartment				T1 Residential				Summary			
	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park*	In	Out	In+Ou	Park
Initial				18				16				57				10				11				175				135				404
06:00-06:59	2	5	7	15	2	4	6	13	8	5	13	61	5	3	8	12	6	3	8	14	29	63	92	141	9	20	29	135	61	103	164	373
07:00-07:59	12	5	17	22	11	4	15	20	15	11	27	65	8	5	13	15	8	6	14	17	45	76	121	110	14	24	38	135	113	131	244	366
08:00-08:59	18	10	27	29	16	9	25	27	37	20	57	83	10	6	16	18	11	7	18	20	27	74	101	63	8	23	31	135	126	149	275	358
09:00-09:59	22	13	34	39	20	11	31	35	74	34	108	122	10	7	17	21	11	8	18	23	40	36	76	67	13	11	24	135	188	120	308	424
10:00-10:59	20	15	35	44	18	13	32	40	139	62	201	200	6	6	11	21	6	6	13	23	24	30	54	61	8	9	17	135	222	141	362	506
11:00-11:59	13	16	29	41	11	14	25	37	174	97	271	276	6	4	11	23	7	5	12	25	31	31	62	61	10	10	20	135	252	178	429	580
12:00-12:59	11	15	25	36	10	13	23	34	193	130	322	339	5	4	8	25	6	4	10	26	28	36	64	53	9	11	20	135	260	212	473	631
13:00-13:59	12	17	29	32	11	15	25	30	178	146	323	371	6	6	12	25	7	6	13	27	45	39	84	59	14	12	26	135	273	240	513	661
14:00-14:59	11	8	20	34	10	8	18	32	174	167	340	378	8	8	15	25	8	8	17	27	50	39	89	70	16	12	28	135	277	250	527	684
15:00-15:59	11	18	29	27	10	16	26	25	166	177	343	367	5	5	10	25	6	6	11	27	61	35	96	96	19	11	30	135	277	268	545	685
16:00-16:59	13	20	33	20	11	18	29	19	158	182	340	343	4	7	11	22	4	8	12	24	49	44	93	101	16	14	30	135	255	293	547	646
17:00-17:59	5	11	15	14	4	9	13	14	168	172	340	339	9	9	18	22	10	10	20	24	61	35	96	127	19	11	30	135	276	257	533	657
18:00-18:59	14	11	25	17	13	11	23	16	171	180	351	330	12	10	22	24	13	11	24	26	65	43	108	149	21	13	34	135	309	278	587	680
19:00-19:59	16	9	25	24	14	8	22	22	137	176	312	291	8	9	18	23	9	10	19	26	60	35	95	174	19	11	30	135	263	258	521	677
20:00-20:59	17	10	27	31	15	9	24	27	85	183	267	193	6	8	14	22	7	8	15	24	31	7	38	198	10	2	12	135	171	227	397	612
Sum	195	182	377	441	174	162	337	406	1,875	1,740	3,616	3,812	107	95	202	335	118	105	223	364	646	623	1,269	1,705	205	194	399	2,160	3,321	3,102	6,423	8,943
Max	22	20	35	44	20	18	32	40	193	183	351	378	12	10	22	25	13	11	24	27	65	76	121	198	21	24	38	135	309	293	587	685

Table 4.5: Traffic and Parking Demand with Special Event at Day and Night (Weekday)

Time	T3 Office				T4 Office				Retail				T2 Hotel				PYN Luxury Hotel				T2 Serviced Apartment				T1 Residential				Summary			
	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park	In	Out	In+Ou	Park*	In	Out	In+Ou	Park
Initial				35				31				50				10				11				175				135				412
06:00-06:59	29	4	33	61	26	4	29	53	13	9	22	54	5	3	8	12	6	3	8	14	29	63	92	141	9	20	29	135	116	105	221	470
07:00-07:59	70	5	75	126	62	4	67	112	16	13	29	57	8	5	13	15	8	6	14	17	45	76	121	110	14	24	38	135	224	133	356	571
08:00-08:59	113	9	123	230	101	8	109	204	28	18	46	67	10	6	16	18	11	7	18	20	27	74	101	63	8	23	31	135	298	145	443	738
09:00-09:59	83	27	109	286	74	24	98	254	56	29	85	94	18	15	32	21	11	8	18	23	40	36	76	67	13	11	24	135	294	149	443	881
10:00-10:59	42	32	74	296	38	29	67	263	118	53	171	160	122	13	135	130	6	6	13	23	24	30	54	61	8	9	17	135	358	172	530	1,068
11:00-11:59	42	32	74	306	37	29	66	272	156	90	246	225	72	43	115	159	7	5	12	25	31	31	62	61	10	10	20	135	355	240	595	1,183
12:00-12:59	43	43	85	306	39	39	77	272	160	119	279	266	36	100	136	94	6	4	10	26	28	36	64	53	9	11	20	135	319	352	671	1,153
13:00-13:59	43	47	90	302	39	42	81	268	155	135	290	286	14	60	74	49	7	6	13	27	45	39	84	59	14	12	26	135	317	341	658	1,126
14:00-14:59	48	39	87	311	43	35	78	276	160	153	313	292	8	27	35	29	8	8	17	27	50	39	89	70	16	12	28	135	332	314	646	1,140
15:00-15:59	45	47	92	309	40	42	82	274	157	158	315	291	5	5	10	29	6	6	11	27	61	35	96	96	19	11	30	135	332	304	636	1,160
16:00-16:59	29	64	94	274	27	57	84	243	154	165	319	280	4	7	11	26	4	8	12	24	49	44	93	101	16	14	30	135	283	359	642	1,082
17:00-17:59	22	76	97	220	19	67	86	195	172	161	333	291	24	24	49	26	10	10	20	24	61	35	96	127	19	11	30	135	327	384	711	1,017
18:00-18:59	14	64	78	170	12	57	69	150	188	169	357	311	239	25	264	240	13	11	24	26	65	43	108	149	21	13	34	135	553	381	933	1,181
19:00-19:59	6	45	51	132	6	40	46	116	151	177	328	284	137	85	222	292	9	10	19	26	60	35	95	174	19	11	30	135	388	403	790	1,159
20:00-20:59	6	41	46	97	5	36	41	84	93	179	272	198	67	197	264	162	7	8	15	24	31	7	38	198	10	2	12	135	219	471	689	898
Sum	635	573	1,208	3,460	566	512	1,078	3,067	1,776	1,628	3,404	3,205	768	616	1,383	1,313	118	105	223	364	646	623	1,269	1,705	205	194	399	2,160	4,713	4,251	8,965	15,239
Max	113	76	123	311	101	67	109	276	188	179	357	311	239	197	264	292	13	11	24	27	65	76	121	198	21	24	38	135	553	471	933	1,183

4.0 TRAFFIC AND PARKING GENERATION

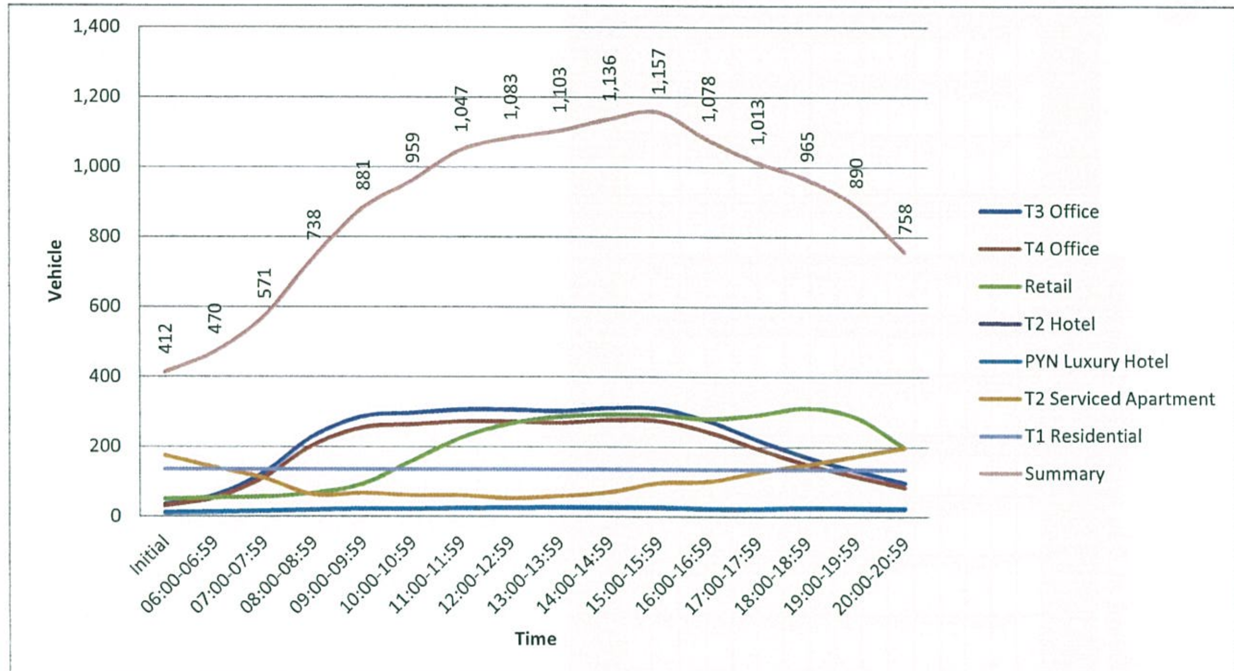


Figure 4.1: Traffic and Parking Demand (Weekday)

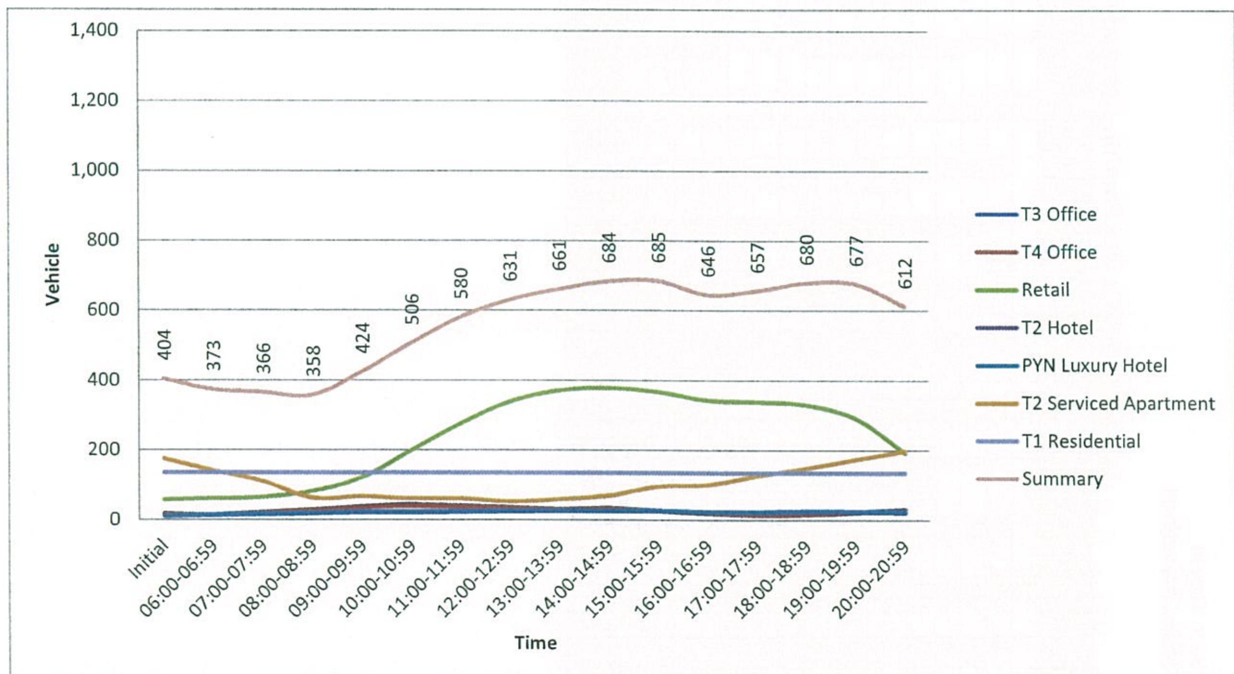


Figure 4.2: Traffic and Parking Demand (Weekend)

4.0 TRAFFIC AND PARKING GENERATION

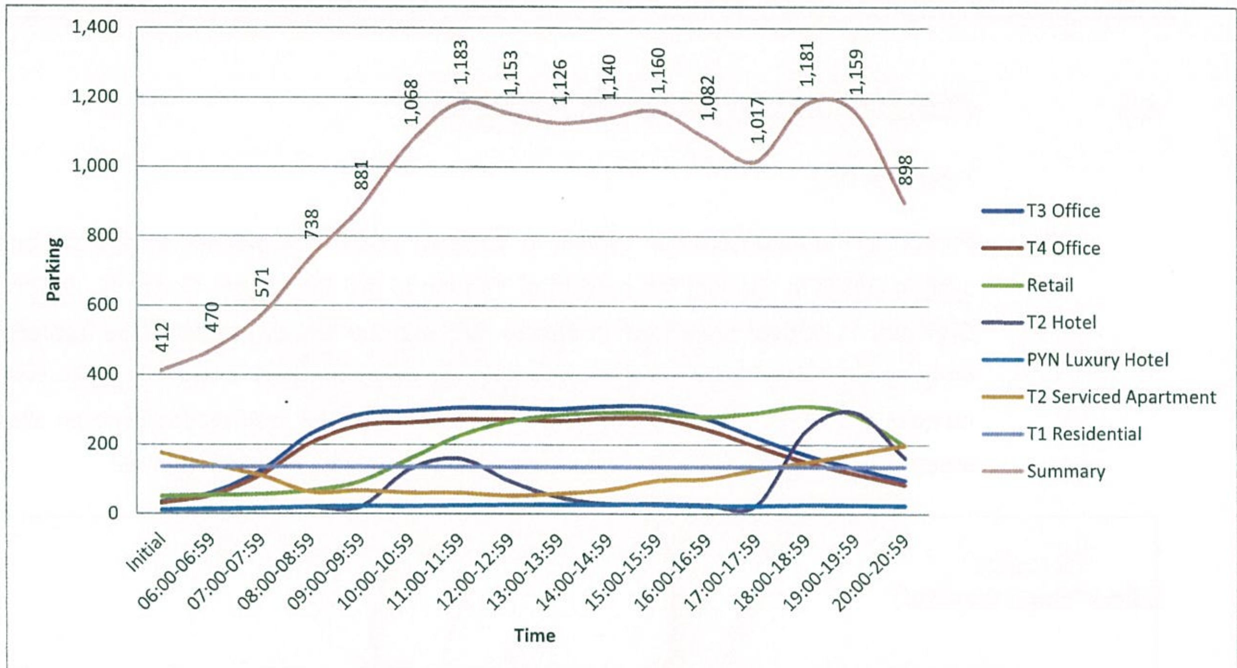


Figure 4.3: Traffic and Parking Demand (Weekend) with Special Event

In summary the peaks are:

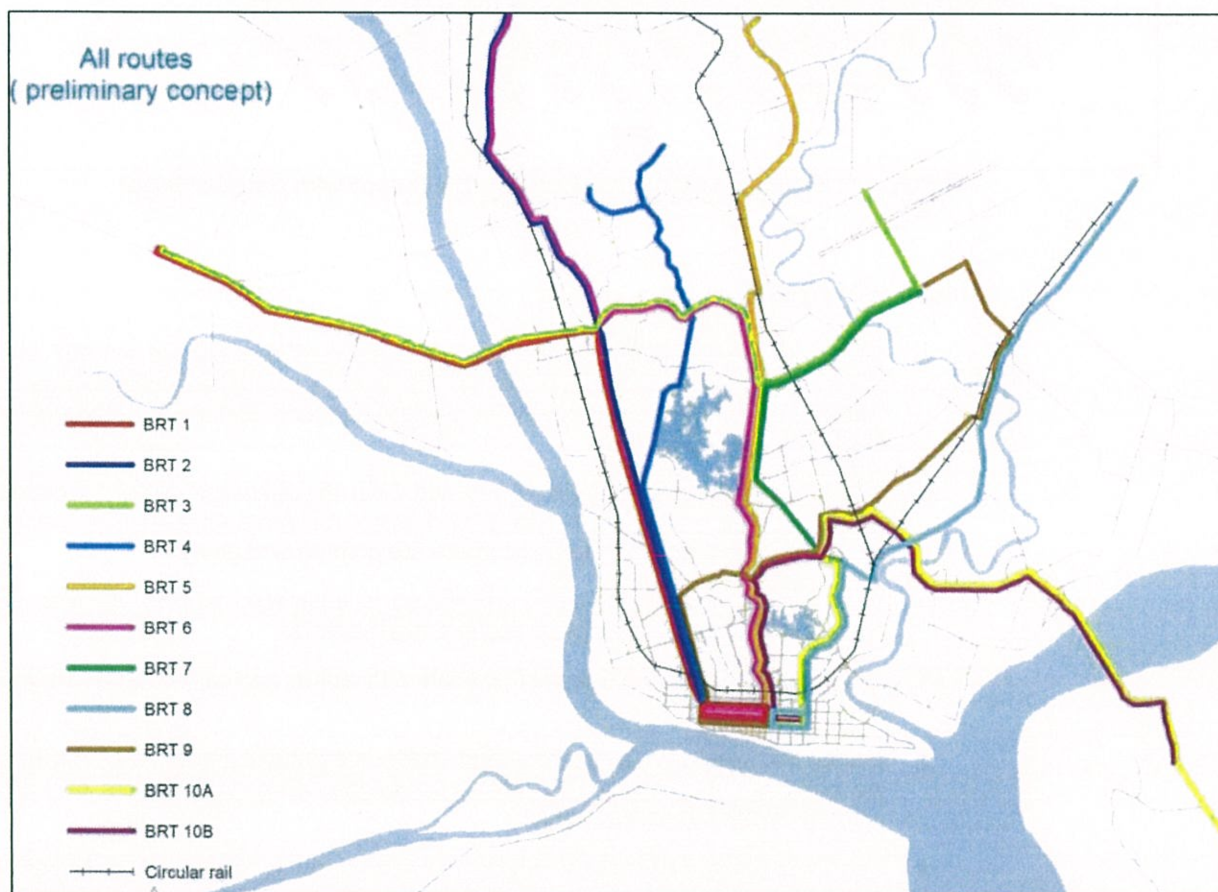
- Completed development weekday peak number of cars parked = 1,157 at 15:00 - 16:00. At the weekend this is estimated to be 684 parked vehicles between 14:00 - 15:00. And 1,183 is the maximum parking demand during day and night special events on weekdays;
- The peak hour of two way traffic to and from the development is estimated to be 16:00 - 18:00 as traffic from the office leaves, residents arrive home, events at the hotel start or finish and retail customers are coming and going;
- The two-way peak hour traffic (weekday) is estimated as 691 vehicles and 933 vehicles on weekday with both day and night events;
- The parking is majority shared parking with some zoning for residents and hotel use;
- During the weekend, additional retail traffic is expected but there would be little or no parking demand from the offices so therefore the retail visitors can utilize the spaces vacated by office traffic;
- As the parking demand for no-event scenario on weekday is significantly higher than weekend (presented in **Tables 4.3** and **4.4** respectively), hence when considering parking demand with special events (e.g. wedding, ballroom, etc.) at Tower 2 Hotel, highlighted in yellow in **Table 4.6**, demand on weekday is considered;
- In summary, the peak parking demand for the development (shown in Table 4.6) is occurred during special events (day and night) in weekday at 1,183 spaces (11.00-12.00) and the peak traffic at 993 vehicles (553 in and 381 out) at 18:00 – 19:00. The parking spaces provided is 1,250 so it is more than the estimated demand.

4.0 TRAFFIC AND PARKING GENERATION

4.4 FUTURE TRANSPORTATION PROJECT

Proposed BRT

Further to the extensive bus system in Yangon, YCDC has planned to operate bus rapid system (BRT) to connect the outskirt of Yangon to the city center. Currently, the proposed BRT has 11 routes[7] (as shown in **Figure 4.4**) with the first two routes in be operational as early as December 2015[8]. Having operated the proposed BRT network should reduce the number of vehicles (including site generated traffics) on the road by providing an alternative mode of public transport and improve the traffic congestion problem after all.



Source: YUTRA Project Team[7]

Figure 4.4: Proposed BRT Routes

7 http://www.greengrowthdialogue.org/sites/greengrowthdialogue.org/files/publication_docs/Transportation_Policy_YCDC.pdf (May 2014)
8 http://www.mmbiztoday.com/articles/bus-rapid-transit-system-set-december-start (Oct 2015)

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

5.1 INTRODUCTION

SIDRA Intersection (Version 6) was used to analyze the capacity and traffic condition of the existing junctions. The key measurement of signalize intersection is Level of Service (LOS), LOS is the letter designation that describes a range of operating conditions. In the SIDRA Intersection software, LOS is determined from delay which is based on the HCM 2000 (Highway Capacity Manual). The LOS is ranged from A to F (A is the best, F is the worst). HCM 2000 is determined LOS indicator by control delay of traffic at intersection as shown in **Table 5.1.**

Table5.1: Level of Service definitions

Level of Service	Control Delay per vehicle in second (d)
A	d < 10
B	10 < d < 20
C	20 < d < 35
D	35 < d < 55
E	55 < d < 80
F	80 < d

Source: *Highway Capacity Manual 2000*

Other key measurement of SIDRA Intersection is degree of saturation (DOS) which describe by following below;

- DOS less than or equal to 0.9 is under capacity, reflecting satisfactory operating conditions;
- DOS of between 0.9 and 1.00 is considered to be at capacity; and
- DOS of greater than 1.0 may be achievable, but it indicates that the junction is operating beyond its design capacity. DOS approaching about 1.2 would indicate overload of the junction, with likelihood of queuing and delays

5.2 EXISTING BASE YEAR ANALYSIS

From existing junction geometry and traffic volume from surveyed, **Figure 5.1** shows the existing base year traffic volume, The Sidra analysis results for assessment hours (08:30 - 09:30 and 16:30 - 17:30) in the existing base year are shown in **Table 5.2**. This is based on observed signal timings during the respective peak hours.

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

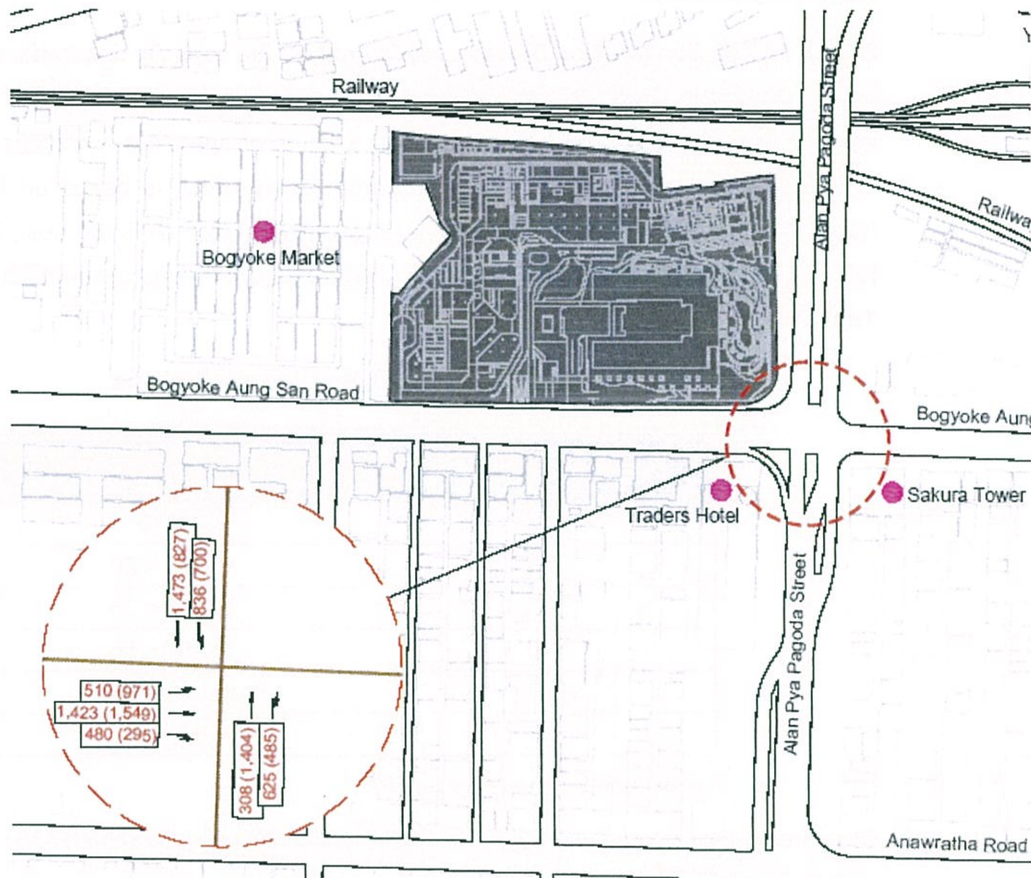


Figure 5.1: Existing Base Year Traffic Volume (surveyed on 30th Apr 2015)

Table 5.2: Existing Base Year Analysis Results

Road	Movement	AM Peak 2015 (08:30 – 09:30)				PM Peak 2015 (16:30 – 17:30)			
		DOS (V/C)	Average Delay (s)	LOS	Queue (m)	DOS (V/C)	Average Delay (s)	LOS	Queue (m)
Sule Pagoda Rd.	Straight	0.168	27.2	LOS C	25.8	0.765	35.8	LOS D	152.9
	Right Turn	0.602	14.6	LOS B	123.3	0.467	13.1	LOS B	78.8
Approach		**0.602**	**18.8**	**LOS B**	**123.3**	**0.765**	**30.0**	**LOS C**	**152.9**
Alan Pya Pagoda St.	Left Turn	0.600	20.3	LOS C	85.3	0.760	33.5	LOS C	86.9
	Straight	0.451	14.1	LOS B	99.6	0.253	12.2	LOS B	48.6
Approach		**0.600**	**16.3**	**LOS B**	**99.6**	**0.760**	**22.0**	**LOS C**	**86.9**
Boyoke Aungsan Rd.	Left Turn	0.762	39.3	LOS D	155.7	0.762	39.3	LOS D	155.7
	Straight	0.772	33.9	LOS C	166.5	0.772	33.9	LOS C	166.5
	Right Turn	0.347	10.9	LOS B	49.2	0.282	7.0	LOS A	19.1
Approach		**0.772**	**33.4**	**LOS C**	**166.5**	**0.772**	**32.9**	**LOS C**	**166.5**
All Vehicles		0.772	24.6	LOS C	166.5	0.772	29.4	LOS C	166.5

Note : DOS : Degree of saturation
LOS : Level of service

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

As shown in the tables above, the junctions in base scenario (existing year 2015) are generally operating under capacity in term of LOS and DOS, and there is reserve capacity for the traffic flows in the future. Some extended queuing may occur during peak flow periods but delay to vehicles is not excessive most of the time.

5.3 FUTURE BASE YEAR ANALYSIS

According to project development plan, project development will be open in 2019 which is four years from 2015 (analyzed existing year as per survey). In the absence of any formal advice on traffic growth for future years, the traffic volume for 2019 has been calculated by applying an estimated annual growth factor using the data from **Table 4.1**. Therefore, the traffic growth used is 10% based on the existing trends. **Figure 5.2** presents the future base year traffic volume.

The Sidra analysis results for assessment hours (08:30 - 09:30 and 16:30 - 17:30) in the future base year 2019 without development as shown in **Table 5.3**.

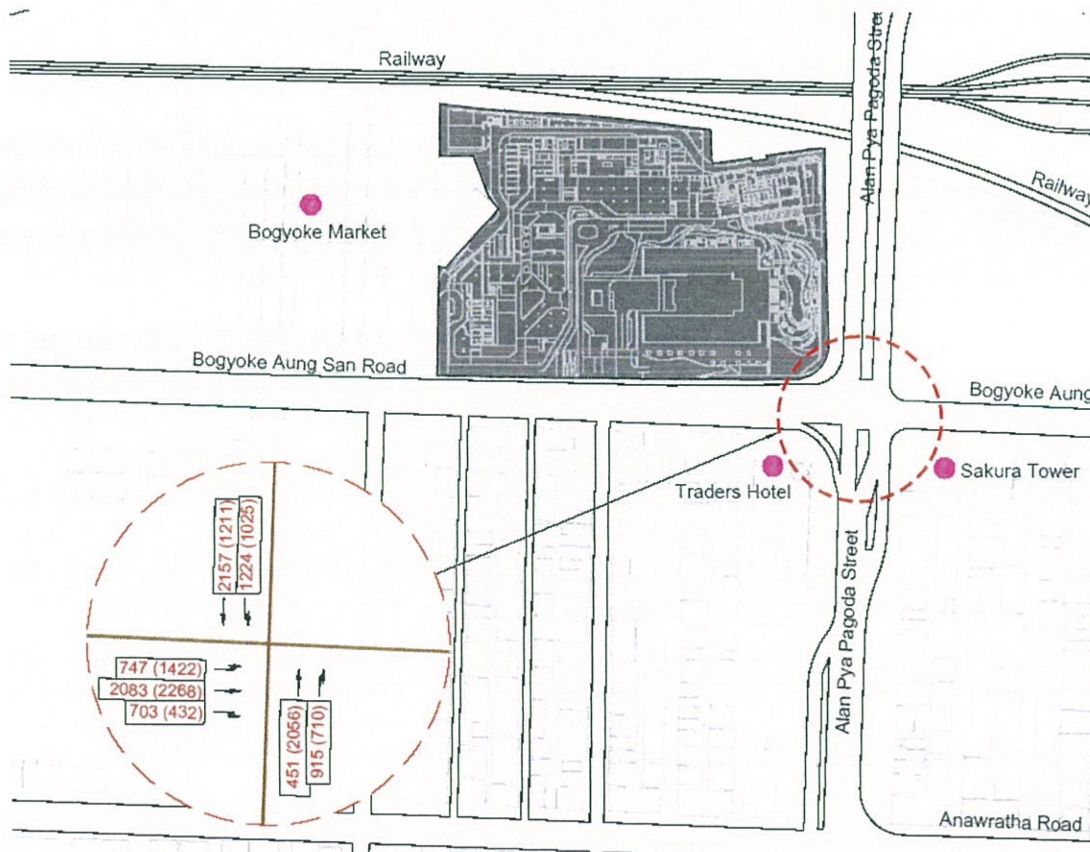


Figure 5.2: Future Base Year Traffic Volume

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

Table 5.3: Future Base Year Traffic Analysis Results

Road	Movement	AM Peak 2018 (08:30 – 09:30)				PM Peak 2018 (16:30 – 17:30)			
		DOS (V/C)	Average Delay (s)	LOS	Queue (m)	DOS (V/C)	Average Delay (s)	LOS	Queue (m)
Sule Pagoda Rd.	Straight	0.246	28.0	LOS C	38.9	1.166	213.4	LOS F	608.0
	Right Turn	1.307	321.2	LOS F	947.4	1.026	88.4	LOS F	378.8
Approach		**1.307**	**224.4**	**LOS F**	**947.4**	**1.166**	**181.3**	**LOS F**	**608.0**
Alan Pya Pagoda St.	Left Turn	0.949	56.4	LOS E	228.5	1.160	194.8	LOS F	360.0
	Straight	0.660	16.7	LOS B	173.2	0.370	13.3	LOS B	77.2
Approach		**0.949**	**31.1**	**LOS C**	**228.5**	**1.160**	**96.5**	**LOS F**	**360.0**
Boyoke Aungsan Rd.	Left Turn	0.586	35.4	LOS D	107.4	1.246	291.4	LOS F	713.3
	Straight	1.086	146.5	LOS F	509.5	1.167	213.3	LOS F	670.4
	Right Turn	0.930	65.1	LOS E	291.7	0.472	10.4	LOS B	81.5
Approach		**1.086**	**106.8**	**LOS F**	**509.5**	**1.246**	**219.0**	**LOS F**	**713.3**
All Vehicles		1.307	95.3	LOS F	947.4	1.246	177.5	LOS F	713.3

As shown in the above table, the junction will begin to experience more significant delay and queuing.

5.4 FUTURE YEAR WITH DEVELOPMENT

Analysis of the Traders Junction has been undertaken for 2019 with The Landmark Project. The development traffic distribution is based on the existing percentage distribution at the junction. This is shown in **Figure 5.3**. And traffic generated from the site in opening year (with special event) is shown in **Figure 5.4**.

Even though the traffic is shown to access from the south it is assumed that this traffic will also enter from north or west (only passing through the junction once on entering).

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION



Figure 5.3: Distribution of Traffic at Traders Junction

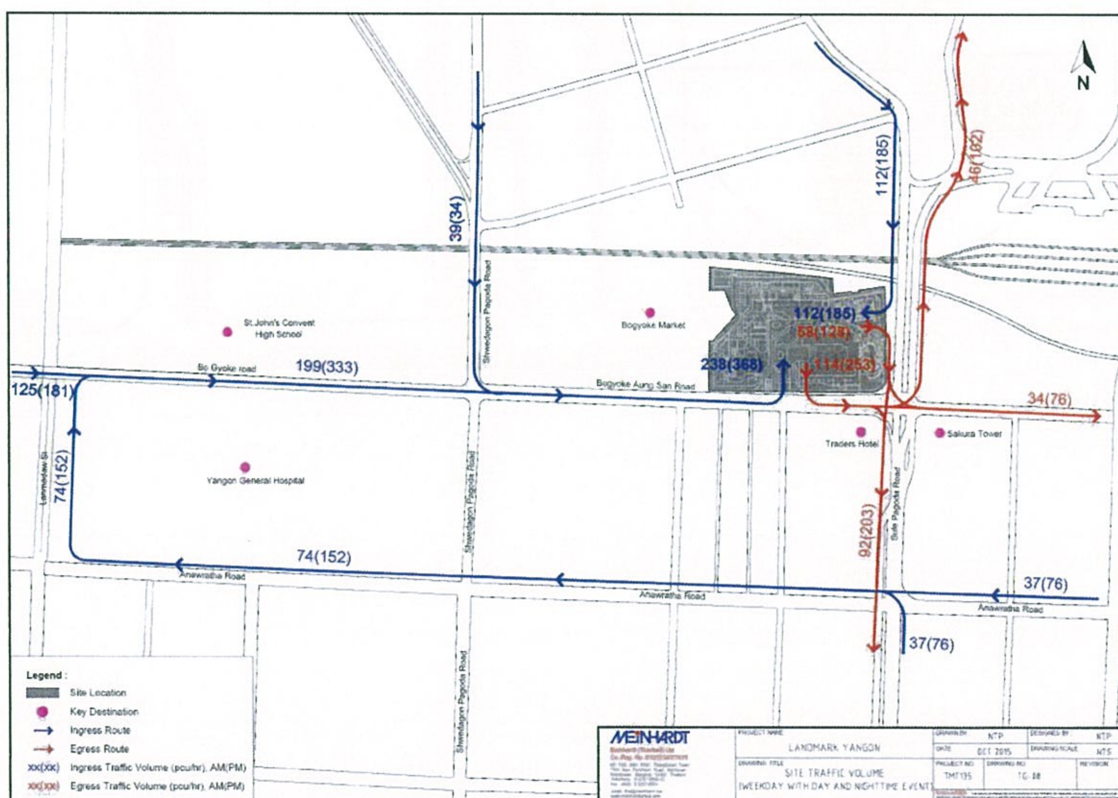


Figure 5.4: Development Traffic Volume

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

In the opening year, the total combined traffic from future base traffic with development traffic is shown in **Figure 5.5**.

Table 5.4 shows the 2019 with development SIDRA junction capacity results based on 10% annual traffic growth from 2015 to 2019 (4 years).

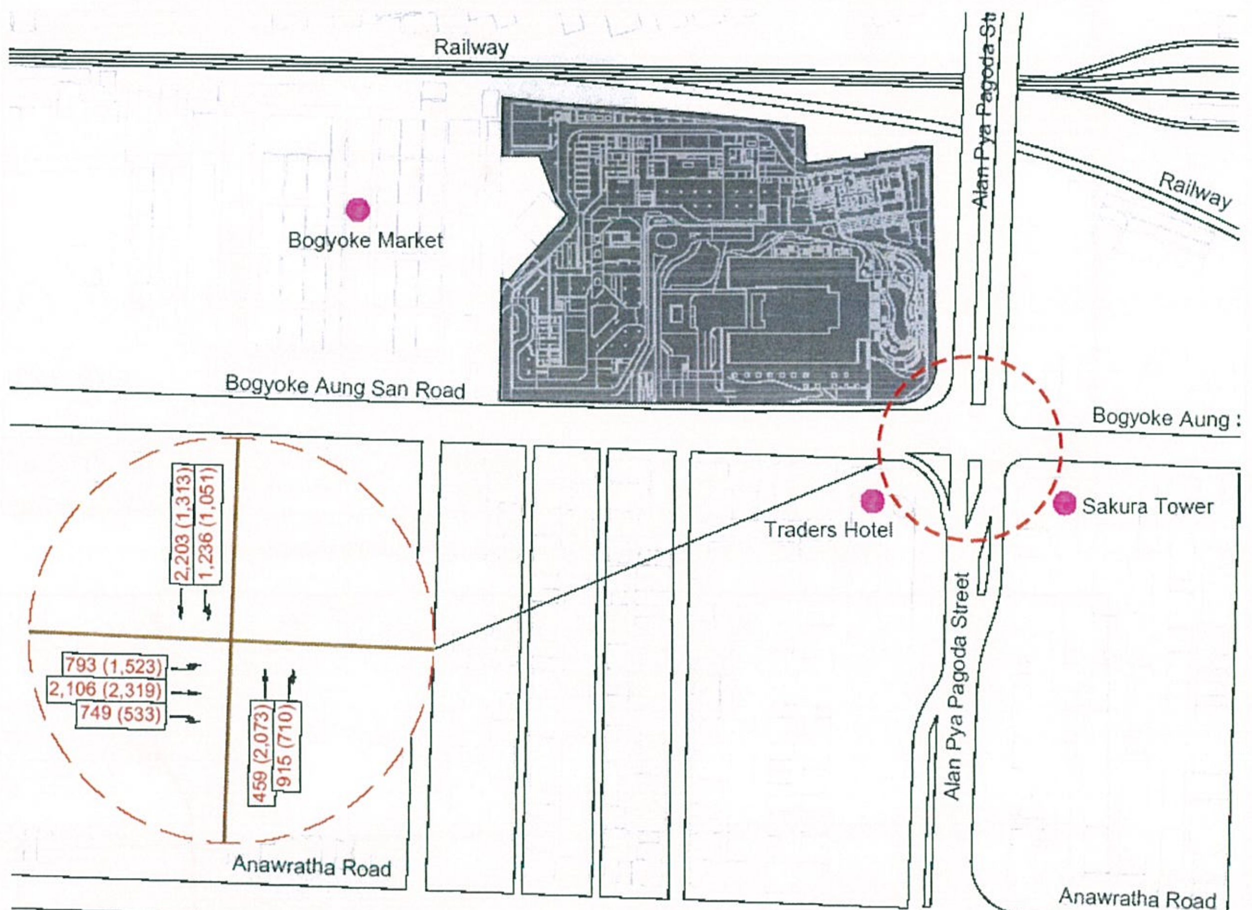


Figure 5.5: Combined Future Base with Development Traffic

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

Table 5.4: Future Base Year with Development Traffic Analysis Results

Road	Movement	AM Peak 2018 (08:30 – 09:30)				PM Peak 2018 (16:30 – 17:30)			
		DOS (V/C)	Average Delay (s)	LOS	Queue (m)	DOS (V/C)	Average Delay (s)	LOS	Queue (m)
Sule Pagoda Rd.	Straight	0.250	28.0	LOS C	39.5	1.160	207.9	LOS F	597.5
	Right Turn	3.090	1,929.7	LOS F	2,011.7	1.035	84.1	LOS F	345.5
Approach		**3.090**	**1,295.3**	**LOS F**	**2,011.7**	**1.160**	**176.3**	**LOS F**	**597.5**
Alan Pya Pagoda St.	Left Turn	0.960	61.3	LOS E	240.2	1.189	220.1	LOS F	398.0
	Straight	0.672	16.9	LOS B	178.4	0.402	13.6	LOS B	85.7
Approach		**0.960**	**32.9**	**LOS C**	**240.2**	**1.189**	**105.3**	**LOS F**	**398.0**
Boyoke Aungsan Rd.	Left Turn	0.617	35.8	LOS D	114.5	1.336	371.2	LOS F	875.5
	Straight	1.097	155.7	LOS F	531.4	1.199	240.8	LOS F	735.4
	Right Turn	0.986	91.8	LOS F	383.7	0.603	16.9	LOS B	120.8
Approach		**1.097**	**116.7**	**LOS F**	**531.4**	**1.336**	**258.9**	**LOS F**	**875.5**
All Vehicles		3.090	274.5	LOS F	2,011.7	1.336	196.6	LOS F	875.5

The above assessments in three scenarios (existing, future base year, and future base year with development traffic) are based on the existing signal timing and phasing. **Table 5.5** presents the analysis comparison of future base year without and with development traffic.

Table 5.5: Comparison of Future Base Year without and with Development Traffic

AM Peak						PM Peak					
without			with			without			with		
DOS (V/C)	Average Delay (s)	LOS	DOS (V/C)	Average Delay (s)	LOS	DOS (V/C)	Average Delay (s)	LOS	DOS (V/C)	Average Delay (s)	LOS
1.307	95.3	LOS F	3.090	274.5	LOS F	1.246	177.5	LOS F	1.336	196.6	LOS F

As seen from **Table 5.5**, after combining with development traffic, the junction capacity is significantly impacted. In order to alleviate the impact, junction improvement measures should be implemented. Signal phasing optimization is used in this study as this measure is one of the most efficient and simplest measures and slight changes on shared lane configuration on eastbound and southbound directions as well (graphical details illustrated in **Figure 5.6**).

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

Figure 5.6 shows the junction layouts of existing and after project opening conditions with minor shared lane changes shown in red and orange boxes. **Table 5.6** and **Figure 5.7** indicate the optimized phasing times for both AM and PM peaks. The optimized cycle time for AM and PM peaks are 75 and 85 seconds respectively.

Further to the proposed mitigation, the junction performance analysis results with improvements are shown in **Table 5.7** and the comparison of before and after improvements are presented in **Table 5.8**.

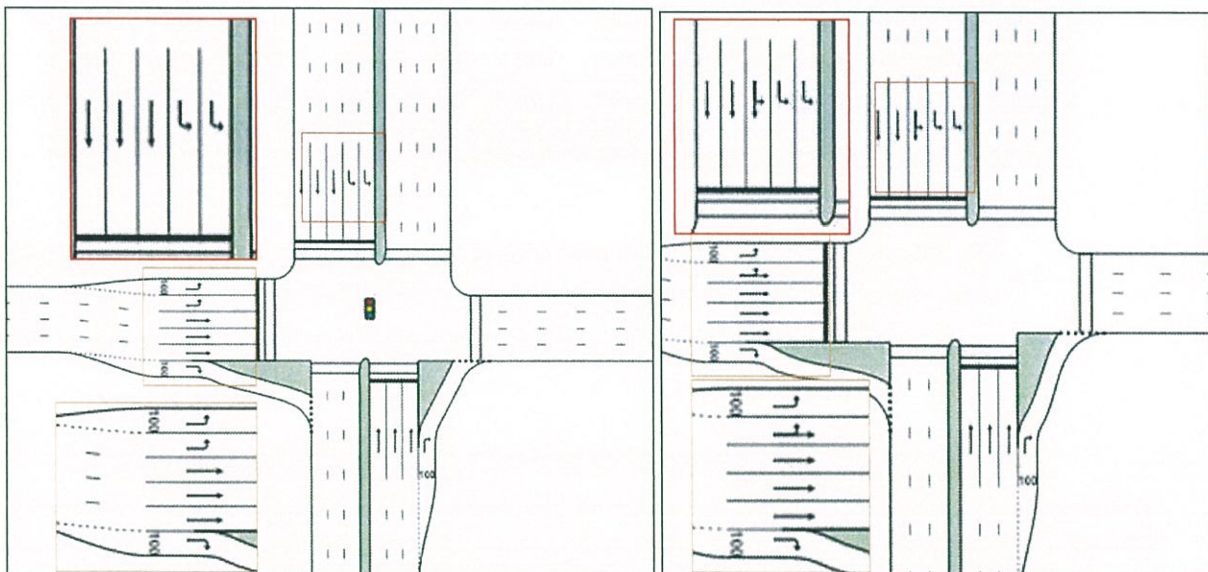


Figure 5.6: Comparison of Existing (left) and Proposed (right) Lane Configuration

Table 5.6: Phase Timing Configuration Summary for AM (left) and PM (right) Peaks

	AM			PM		
Phase	A	B	C	A	B	C
Green Time (sec)	34	15	31	32	25	13
Yellow Time (sec)	3	3	3	3	3	3
All-Red Time (sec)	2	2	2	2	2	2
Phase Time (sec)	39	20	36	37	30	18
Phase Split	41 %	21 %	38 %	44 %	35 %	21 %

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

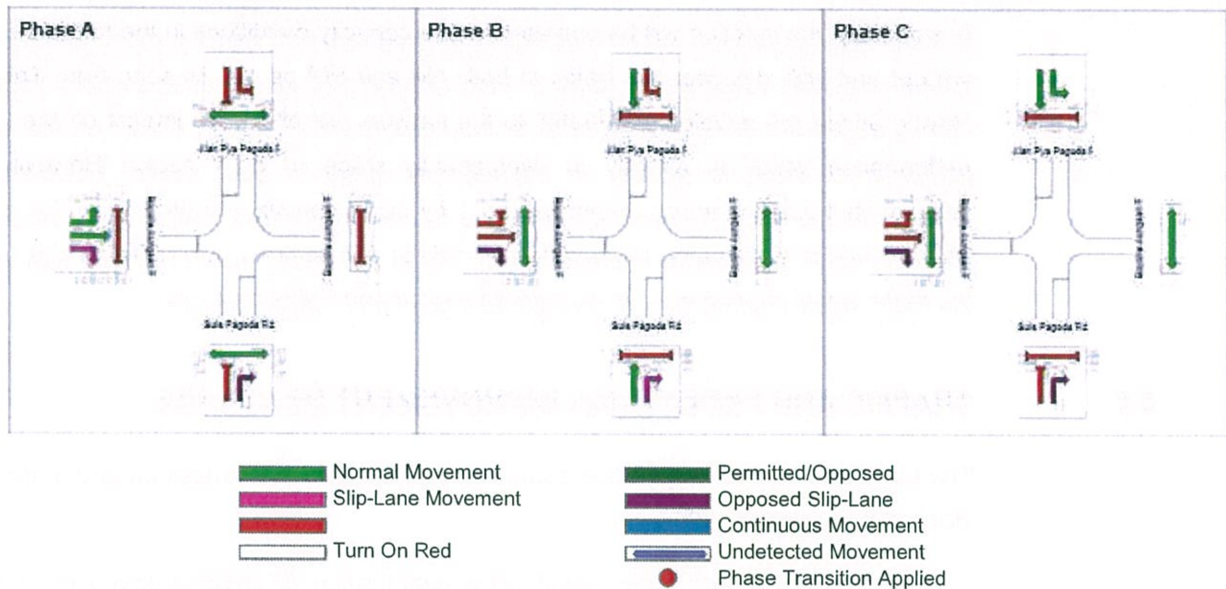


Figure 5.7: Proposed Signal Phasing

Table 5.7: Future Base Year with Development Traffic and Improvements Traffic Analysis Results

Road	Movement	AM Peak 2018 (08:30 – 09:30)				PM Peak 2018 (16:30 – 17:30)			
		DOS (V/C)	Average Delay (s)	LOS	Queue (m)	DOS (V/C)	Average Delay (s)	LOS	Queue (m)
Sule Pagoda Rd.	Straight	0.496	40.5	LOS D	46.6	1.205	237.4	LOS F	591.9
	Right Turn	1.337	349.3	LOS F	970.1	1.083	117.9	LOS F	388.7
Approach		**1.337**	**246.3**	**LOS F**	**970.1**	**1.205**	**206.9**	**LOS F**	**591.9**
Alan Pya Pagoda St.	Left Turn	0.856	45.3	LOS D	205.5	1.233	270.5	LOS F	312.7
	Straight	0.856	27.8	LOS C	277.1	0.667	16.8	LOS B	142.0
Approach		**0.856**	**34.1**	**LOS C**	**277.1**	**1.233**	**129.5**	**LOS F**	**312.7**
Boyoke Aungsan Rd.	Left Turn	0.839	41.8	LOS D	190.9	1.169	214.1	LOS F	613.3
	Straight	0.839	35.9	LOS D	194.2	1.081	133.2	LOS F	500.1
	Right Turn	0.968	74.5	LOS E	327.2	0.610	20.2	LOS C	96.8
Approach		**0.968**	**45.1**	**LOS D**	**327.2**	**1.169**	**147.5**	**LOS F**	**613.3**
All Vehicles		**1.337**	**73.4**	**LOS E**	**970.1**	**1.233**	**160.4**	**LOS F**	**613.3**

Table 5.8: Comparison of Before and After Improvements Analysis Results

AM Peak						PM Peak					
Before			After			Before			After		
DOS (V/C)	Average Delay (s)	LOS	DOS (V/C)	Average Delay (s)	LOS	DOS (V/C)	Average Delay (s)	LOS	DOS (V/C)	Average Delay (s)	LOS
3.090	274.5	LOS F	1.337	73.4	LOS E	1.336	196.6	LOS F	1.233	160.4	LOS F

5.0 TRAFFIC IMPACT ANALYSIS & MITIGATION

In summary, the junction will be operated in overcapacity conditions in the future base year without and with development traffic in both AM and PM peaks, as seen from **Table 5.5**. Having added the development traffic to the network will of course impact on the junction performance which is already in overcapacity stage in both peaks. However, after implemented junction improvement measure by using optimized traffic signal, the junction performance is significantly improved especially in AM peak (shown in **Table 5.8**). Hence, the traffic signal improvement is considered a good and viable measure.

5.5 TRAFFIC AND PEDESTRIAN IMPROVEMENT MEASURES

The Landmark Project will include some improvements to the pedestrian and traffic in the vicinity of the site such as:

- Improvement of traffic signal using optimization of phasing time and proposing shared land change on eastbound and southbound directions. Not only vehicular flows but pedestrian flows are also taken into account when analyzing for optimized phasing time;
- Improvement and widen the footway surface along the boundary of the site;
- Relocation and signalization of the pedestrian crossing located before proposed taxi stand to improve pedestrian safety (traffic and pedestrian volumes will increase in future and conflict so signalization would be required even without The Landmark project);
- Removal of on street parking along the site boundary at Bogyoke Aung San Road to improve traffic flow and safety and proposing addition of taxi stand in new layby;
- Provision of traffic warning signs within the development to warn drivers about the thru traffic externally especially at the exit on Sule Pagoda Road where located at the foot of the bridge which the visibility is might be a problem. And also providing the warning sign externally for the thru vehicles as shown in **Figure 5.8**;
- Propose of signalized traffic signal at the crossing in front of the development which is the main pedestrian crossing and provide taxi stand in new layby in front of the development on Bogyoke Aung San Road and pavement marking to enhance safety as illustrated in **Figure 5.9**;
- Reconfiguration of lane markings and provision of reflective studs (swept path tests show physically possible and at the west access on Bogyoke Aung San Road where vehicles are instructed in the opposite side (left side).

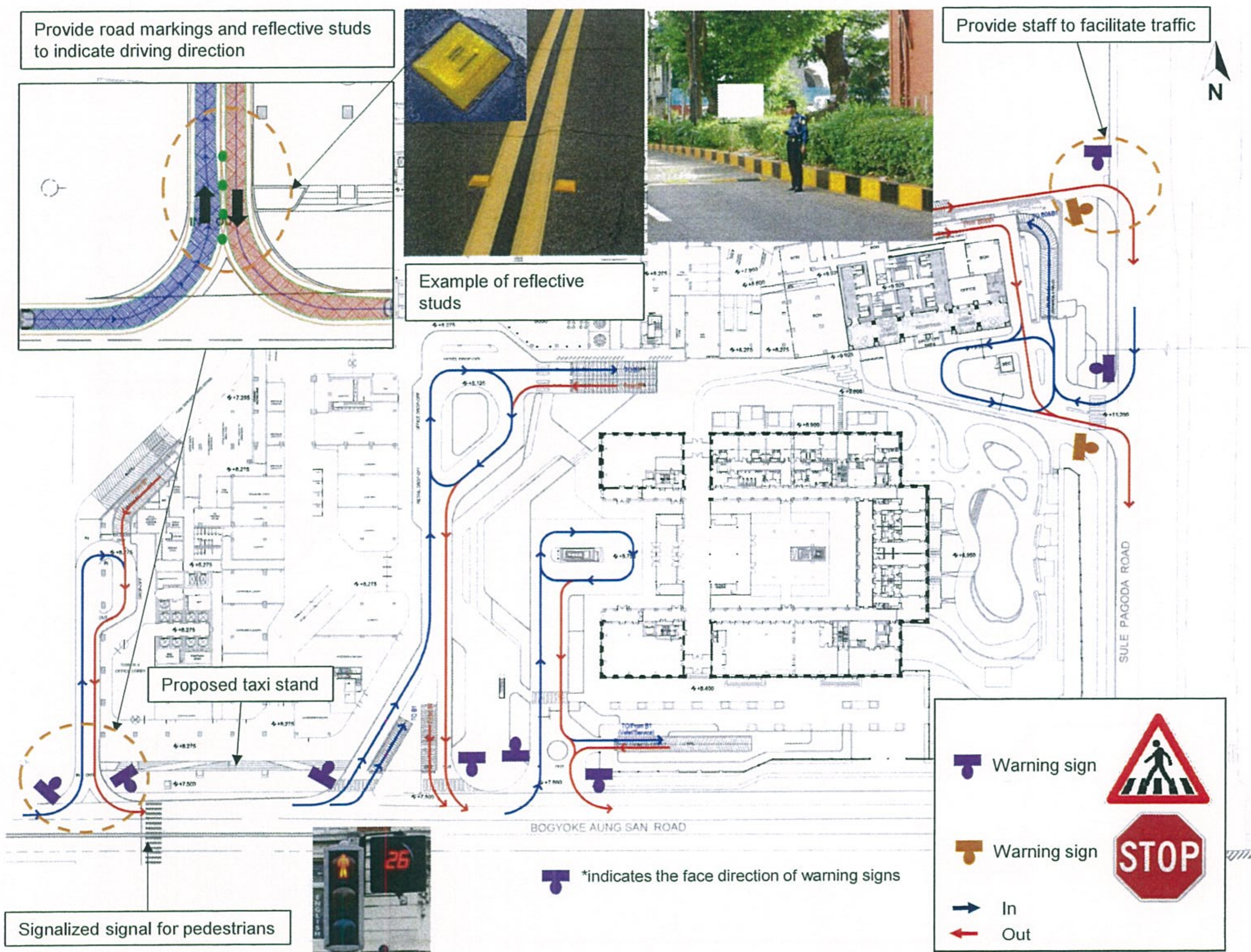


Figure 5.8: Improvement Recommendations (1)

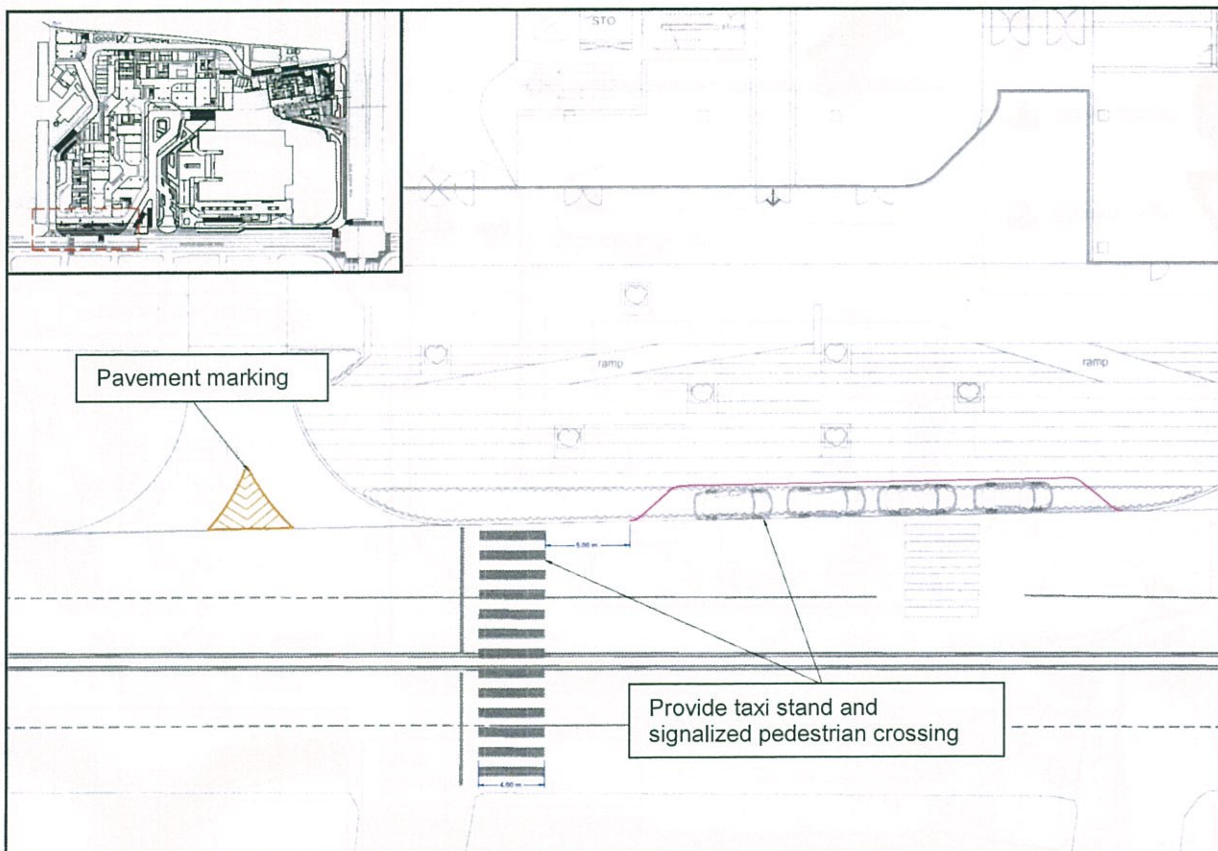


Figure 5.8: Improvement Recommendations (2)

6.0 SUMMARY

- This Traffic Impact Assessment report has been prepared to accompany with the Environmental Impact Assessment for The Landmark Project in Yangon;
- The Project is located on the corner of Alan Pya Pagoda Road and Bogyoke Aung San Road. The site currently includes the FMI Center, Grand Mee Ya Tha Residences and the disused Myanmar Railways Board (MRB) Headquarters;
- The Landmark Project is a mixed use development comprising two hotels, residential towers, two office towers and a retail podium with an approximately GFA of 228,000 sq.m. plus 1,250 car parking spaces;
- The proposed site accesses are located on Bogyoke Aung San Road (left in / left out) and Alan Pya Pagoda Road (right in / right out) and will be designed and constructed to international standards. The nearest access on Alan Pya Pagoda Road to the Traders junction is approximately 70m from the stop line. The nearest access on Bogyoke Aung San Road is approximately 110m from the junction stop line;
- The development is designed to allow pedestrian permeability throughout and includes improvements to the pedestrian footway and crossing points surrounding the site. Specifically, signalizing the main pedestrian crossing near the site on Bogyoke Aung San Road;
- As per recommendation from YCDC, the developer proposes to improve the layout and mitigate the additional traffic flow along Bogyoke Aung San Road along the site boundary such as removing street side parking and improving the street frontage. The aim is to minimize conflict between vehicles entering and exiting the site and through traffic;
- The traffic generation for the project has been estimated by applying trip rates derived from surveys of similar developments in Bangkok, Thailand. A 30% reduction to the retail, office, and hotel traffic generation has been applied to take into account different car ownerships in Myanmar and Thailand;
- Traffic data was collected for the 'Traders Junction' for the AM and PM peak hours. The existing junction, although experiences some queuing in the PM peak, is currently operating under capacity (in 2015). However, YCDC advise that the junction is often operating over capacity;
- The development is expected to open in 2019. Based on the existing trend, 10% is assumed as an annual growth rate in this study;
- In the PM peak the Traders junction will operate at or over capacity in 2019 even without the development traffic;
- With the development traffic there is a slight increase in junction delay. This can be mitigated somewhat by altering the traffic signal timings and phasing at the junction;
- It is recommended to adjust the traffic signal timing at Traders junction to synchronize with the future traffic including development generated and also proposing traffic warning signs internally and externally for safety purpose of vehicles especially at the exit on Sule Pagoda Road where situated at the foot of the bridge. Moreover, providing staff to facilitate traffic for safer operation;
- In conclusion, the traffic and transport planning for the Landmark Project has been undertaken applying best practice to ensure that the additional traffic from the development does not detriment road safety. Proposed signalization and relocation of the pedestrian crossing at Bogyoke Aung San Road will benefit the local area and provide some traffic control. Altering the phasing and signal timing at Traders junction will improve safety and mitigate the development traffic impact.

Employees' Welfare Plan

MEEYAHTA DEVELOPMENT LIMITED is a Joint Venture Company to be established under the Myanmar Foreign Investment Law 2012 and the Myanmar Companies Act 1914, whose registered office is situated at Levels 10 & 11, FMI Centre, 380 Bogyoke Aung San Road, Pabedan Township, Yangon. We intend to provide the following benefits to our staff:-

1. Staff Transportation

Depending on where employees live, the Company will ensure suitable policies are in place to enable them to get to work.

2. Uniform

All employees would be supplied with uniform free of charge twice a year (to the extent that those employees are in a role where a standard uniform is required).

3. Health Care

Access to medical facilities with qualified personnel and appropriate medicine will be available to employees. In addition, purified drinking water will be available for staff. Appropriate sanitation facilities will also be installed throughout the development and regular disinfection practices carried out in the workplace.

4. Risk Prevention

An evacuation plan in case of emergency would be drafted and explained to all employees so that in case of emergency namely: earthquake, fire and other natural or manmade disasters, injury or death could be minimised.

5. Bonus

Annual bonus payment will be declared and paid out to each employee before the **Myanmar New Year (Water Festival)**. The amount of bonus payable will be in accordance with the staff bonus plans adopted by the company.

Other benefits such as leave (sick leave, annual leave etc) would be drawn up and included in the Employees' welfare plan accordingly.

Best Regards,

U Theim Wai @ Mr. Serge Pun
For and on behalf of
MEEYAHTA DEVELOPMENT LIMITED

To

Chairman,

Myanmar Investment Commission

Office No. (1), Thitsar Road,

Yankin Township, Yangon

Dated: 2016

Subject : Undertaking regarding Car Parking

Meeyahta Development Limited will operate a world class mixed use development featuring various components including retail podium, commercial office towers, residential apartment tower and business hotel at 380 Bogyoke Aung San Road, Pabedan Township, Yangon.

As the development will be a focal point for business and leisure at the heart of downtown Yangon, there is a need to ensure sufficient car parking is provided in the development. Accordingly we have designed and shall build a five level carpark (all underground) with 1253 carparks.

Best Regards,

U Theim Wai @ Mr. Serge Pun
For and on behalf of
MEEYAHTA DEVELOPMENT LIMITED

To

Chairman,
Myanmar Investment Commission
Office No. (1), Thitsar Road,
Yankin Township, Yangon

Dated: 2016

Subject : Undertaking for Electricity Consumption

Meeyahta Development Limited will operate a world class mixed use development featuring various components including retail podium, commercial office towers, residential apartment tower and business hotel at 380 Bogyoke Aung San Road, Pabedan Township, Yangon.

We require electricity use from the national grid and we will have backup generators in the event of power failure.

Best Regards,

U Theim Wai @ Mr. Serge Pun
For and on behalf of
MEEYAHTA DEVELOPMENT LIMITED

Evidence of Fire Hazard Prevention

1. With regard to the above matter – **Meeyahta Development Limited** is to be established under the Foreign Investment Law 2012. **Meeyahta Development Limited** will operate a world class mixed use development featuring various components including retail podium, commercial office towers, residential apartment tower and business hotel at 380 Bogyoke Aung San Road, Pabedan Township, Yangon.

2. For the prevention of fire hazards, there will be underground water tanks with emergency water pumps and fire hoses ready at the "stand by position''. We will have fire drill instructions and detailed evacuation plans. We will implement procedures to prevent the dangers of electrical shock and misuse of electrical instruments.

Best Regards,

U Theim Wai @ Mr. Serge Pun
For and on behalf of
MEEYAHTA DEVELOPMENT LIMITED

PROTECTION OF THE ENVIRONMENT

Meeyahta Development Limited shall be responsible for the protection as well as preservation of the environment in and around the project site.

We shall ensure integration of sustainability considerations, including minimising pollution of air, water and land, into the design, construction and processes of the building, and to comply with local and international sustainability certification standards. The project area will also have suitable landscaping.

Best Regards,

U Theim Wai @ Mr. Serge Pun
For and on behalf of
MEEYAHTA DEVELOPMENT LIMITED

YSH/FMI's CSR Programme

- Group flood-relief efforts
- Dai Su Village water pumping station
- Social Initiatives on the Maw Tin Station: education and healthcare
- SPA START: a business-coaching program tailored for young Myanmar entrepreneurs
- Nyaung Ywa Maternity Clinic in Hlaing Thar Yar township
- Health screening services and health education seminars by Pun Hlaing Siloam Hospital
- Donations of food and school supplies to disadvantaged communities
- Cyclone Nargis Recovery
- Yoma Yangon International Marathon
- Bayintnaung Flyover

More details can be found on YSH website
"*http://www.yomastrategic.com/html/about_csr.php*" and
FMI website "*http://fmi.com.mm/corporate-social-responsibility/*"

Landmark CSR Programme

Overall Impact Objectives:

- To create a safe investment climate for investors to invest in Myanmar
- To provide employment opportunities to elevate the impoverished.
- To be a leading organization in the country's peace initiatives by providing employment and opportunities for people affected by conflict.
- To value and support Myanmar's growth and betterment through education.

Project Objectives: initiatives in-design

- Energy
    - Project-specific cooling plant for site wide energy centre
    - Energy efficient washing machines
    - Energy saving light bulbs
    - Lighting controls (movement sensor)
- Water & Sanitation
    - Flooding mitigation = Reroute & improve storm drain. Rainwater collection & temporary storage
    - Water supply = Ground water extraction via on-site boreholes
    - Low-flow appliances = Faucets, shower heads, flushes
- Responsible Consumption
    - Modern waste water treatment & management = Waste water recycled on site, capacity used for cooling plant
    - Solid waste management = Recycling strategies in place site-wide
- Sustainable Access
    - Improvements to pedestrian movement and safety in and around the site

Project Objectives: Construction period

- Provide employment for up to 4,000 skilled and unskilled people of Myanmar

- Management and continuous monitoring of main and sub-contractors regarding human rights, labour rights and environmental issues
- Tree transplanting from Landmark to Star City
- Responsible removal of asbestos
- Ensure Contractors' environmental good practices such as construction & demolition waste recycling, wheel washing-bay facility for vehicles and air/noise/vibration/ water monitoring
- Ongoing Stakeholder Consultation – with shareholders, government, community (residents, businesses, religious) etc.
- Monitoring of surrounding buildings and infrastructure for settlement-induced movement
- Provide technical assistance not to impact the structural integrity of the adjacent Church and undertaking for repair of any damage caused
- Establish grievance mechanism for workers/employees and for community affected by Project development
- Provide decent workplace facilities in accordance with IFC requirements
- Vocational and educational training programs to assist both skilled and unskilled construction workers to be able to work as employees of the project at the completion of project
- Provide some level of scholarship for interested young people
- Education on work safety

Project Objectives: After construction

- Local employment opportunities = property management team plus tenanted space up to 7,000 jobs
- Sustainable vocational training to upscale employee who wanted to advance in their career
- Special person within HR department assigned to counsel employees who are interested in career advancement
- Training related to:
    - Health
    - Selected Skills for different departments within the company
- Identify and mobilize employees to adopt few community projects that impact, employment, health, education, environment.

Candidate Selection:

- Partner with various stakeholders who are working in the conflict region (30-40% of candidate)
    - Kaw La Foundation (Kayin State working with KNU)
    - Myanmar Business Coalition on AID (MBCA), with office and working in Lashio, Sittwe, Dawei with various CSO
    - Peace Nexus (Swiss INGO, working in Kayin & Rakhine State)
    - Myanmar Center of Responsible Business (MCRB), an organization to provide responsible business guidelines such as Pwint Thitsa report
    - Various CSO
- Others will be from surrounding population, main contractors and sub-contractors



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
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အကြောင်းအရာ။ Meeyahta International Hotel Ltd. (MIHL) မှ စီမံကိန်း သက်တမ်း တိုးမြှင့်၍ Redevelopment စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြခြင်း ကိစ္စ

ရည်ညွှန်းချက်။ First Myanmar Investment Co. Ltd. ၏ ၂၀၁၄ ခုနှစ် ဧပြီလ ၁ ရက် ရက်စွဲပါစာအမှတ် AC-02/2001 (126/14)

၁။ Meeyahta International Hotel Ltd. (MIHL) မှ ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကုန်မြို့၊ ဆူးလေ ဘုရားလမ်း နှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ မြန်မာ့မီးရထားပိုင် မြေဧရိယာ ၉.၃၇ ဧကအား ငှားရမ်း၍ ရင်းနှီးမြှုပ်နှံမှုဆောင်ရွက်ခဲ့သည့် အခြေအနေ၊ ဟိုတယ်လုပ်ငန်း ဆောင်ရွက်ရာတွင် ဖြစ်ပေါ်ခဲ့သည့်အခြေအနေနှင့် Meeyahta International Hotel Ltd. (MIHL) မှ စီမံကိန်းသက်တမ်းတိုးမြှင့်၍ အမေရိကန်ဒေါ်လာသန်း ၄၀၀ ကျော် ထပ်မံ ရင်းနှီးမြှုပ်နှံကာ Redevelopment စီမံကိန်းလုပ်ငန်း ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြလာသည့် အခြေအနေများနှင့် စပ်လျဉ်း၍ ၂၀၁၄ ခုနှစ် မေလ ၃၁ ရက်နေ့တွင် ရန်ကုန်မြို့၊ ဌာနဆိုင်ရာပူးပေါင်းလုပ်ငန်းအဖွဲ့ရုံး၌ ကျင်းပခဲ့သည့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အထူးအစည်းအဝေးမှ အောက်ပါအတိုင်း ဆုံးဖြတ်ခဲ့ပါသည်-

(က) (MIHL) ကုမ္ပဏီအနေဖြင့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ခွင့်ပြုမိန့်အမှတ် (၀၈၀/၉၃) (၅-၈-၁၉၉၃) ဖြင့် ခွင့်ပြုပေးခဲ့သည့် စီမံကိန်းလုပ်ငန်းများအနက် ဆောင်ရွက်ရန်ကျန်ရှိနေသည့် မြန်မာ့မီးရထား (ရုံးဟောင်း) အား ရှေးမူမပျက်စေဘဲ ကြယ်ငါးပွင့်ဟိုတယ်အဖြစ် ပြင်ဆင်ဆောင်ရွက်သည့်လုပ်ငန်းကို စတင် အကောင်အထည်ဖော်ရန်၊

(ခ) အဆိုပါ လုပ်ငန်းစတင်အကောင်အထည်ဖော်သည့်အချိန်တွင် မြေငှားသက်တမ်းကို ဥပဒေနှင့်အညီ တိုးမြှင့်ရေးအတွက် တင်ပြဆောင်ရွက်ရန်၊

(ဂ) မြေငှားသက်တမ်း တိုးမြှင့်ခြင်းကို ကော်မရှင်၏ ခွင့်ပြုချက်ရရှိပြီးမှသာ Redevelopment စီမံကိန်းကို ဆက်လက်အကောင်အထည်ဖော်ရန်။

၂။ သို့ဖြစ်ပါ၍ ကော်မရှင် အစည်းအဝေးဆုံးဖြတ်ချက်အား သိရှိနိုင်ပါရန်နှင့် လိုက်နာဆောင်ရွက်နိုင်ပါရန် အကြောင်းကြား အပ်ပါသည်။

ဥက္ကဋ္ဌ (ကိုယ်စား)
(အောင်နိုင်ဦး၊ အတွင်းရေးမှူး)

Meeyahta International Hotel Limited (MIHL)
အမှတ် - ၃၇၂၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း၊
ပန်းဘဲတန်းမြို့နယ်၊ ရန်ကုန်တိုင်းဒေသကြီး

✓ First Myanmar Investment Co., Ltd.
အမှတ် - ၃၈၀၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း၊
ပန်းဘဲတန်းမြို့နယ်၊ ရန်ကုန်တိုင်းဒေသကြီး

မိတ္တူကို
ရုံးလက်ခံ/မျှောစာတွဲ



FIRST MYANMAR INVESTMENT CO., LTD.
(A PUBLIC COMPANY)

သို့

ဌာနမှူး
ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးနှင့် သန့်ရှင်းရေးဌာန
ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ

စာအမှတ်။ AC – 02 / 2001 (241 / 13)
ရက်စွဲ ။၂၀၁၃ခုနှစ်၊စက်တင်ဘာလ (၆) ရက်

အကြောင်းအရာ။ ။ FMI ကုမ္ပဏီ၏ Land Mark Redevelopment Project နှင့် ပတ်သက်၍ EIA ဆိုင်ရာလိုက်နာဆောင်ရွက်ရန်ကိစ္စရပ်များအားပြန်ကြားပေးနိုင်ပါရန် မေတ္တာရပ်ခံခြင်း

၁။ အထက်အကြောင်းအရာနှင့်ပတ်သက်၍ ပန်းဘဲတန်းမြို့နယ်၊ဗိုလ်ချုပ်အောင်ဆန်းလမ်း မြန်မာ့မီးရထားရုံး ချုပ်ဟောင်းဝင်းအတွင်း အဆောက်အဦများအားပြန်လည်တည်ဆောက်ခြင်း Redevelopment လုပ်ငန်း Land Mark Project ဆောင်ရွက်ရန်အတွက် ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ အဆောက်အဦဌာနတွင် Structure Design၊ Conservation & Renovation Concept တို့အား CQHP (Committee for Quality Control of High-Rise Building Construction Projects) ၊YHT (Yangon Heritage Trust) အဖွဲ့နှင့် ရန်ကုန်မြို့တော်မြေအသုံးချမှုနှင့် ဖုန်ခွဲခြားသတ်မှတ်မှုမြို့ပြဖွံ့ဖြိုးရေးဆိုင်ရာအဆိုပြုပုံစံများစိစစ် အကြံပြုခြင်း လုပ်ငန်းကော်မတီတို့နှင့် အစည်းအဝေး(၃)ကြိမ်တိုင်ပြုလုပ်ပြီးဖြစ်၍ လုပ်ငန်းများတင်ပြဆောင်ရွက်လျက်ရှိ ပါသည်။

၂။ သို့ဖြစ်ပါ၍ မိမိတို့တင်ပြပါ Land Mark Project နှင့်ပတ်သက်၍ EIA (Environmental Impact Assessment) ဆိုင်ရာ လိုက်နာဆောင်ရွက်ရန် ကိစ္စရပ်များအား ပြန်ကြားပေးနိုင်ပါရန် မေတ္တာရပ်ခံအပ်ပါသည်။

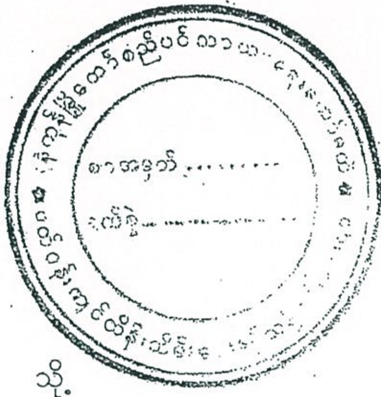
ပူးတွဲ - Site Plan

ဉက္ကဋ္ဌ (ကိုယ်စား)
(လင်းမြိုင်၊လုပ်ငန်းဆိုင်ရာအမှုဆောင်အရာရှိချုပ်)

မိတ္တူကို -

- ဌာနမှူး ၊ အင်ဂျင်နီယာဌာန (အဆောက်အအုံ) ၊ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ
- ရုံးလက်ခံ

FMI Centre, 10th - 11th Floor, No (380), Bogyoke Aung San Road,
Pabedan Township, Yangon, Myanmar.
Tel: (951) 240 363, 240 373, 240 383, Fax: (951) 246 882
E-mail: fmi-co@spa.com.mm



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ရန်ကုန်တိုင်းဒေသကြီးအစိုးရ
ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ
ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးနှင့်သန့်ရှင်းရေးဌာန

စာအမှတ် ၊ ၂၆၅၃ /၆၇၄၇/စည်ပင်-ပသ(ပဝထ)
ရက် စွဲ ၊ ၂၀၁၃ ခုနှစ် အောက်တိုဘာ ၉ ရက်

သို့

First Myanmar Investment Co., Ltd (FMI)

အကြောင်းအရာ။ **FMI ကုမ္ပဏီ၏ Land Mark Redevelopment Project နှင့်စပ်လျဉ်း၍ လိုက်နာဆောင်ရွက်နိုင်ရန် အကြောင်းပြန်ကြားခြင်း**

ရည်ညွှန်းချက် ။ FMI ကုမ္ပဏီ၏ (၆. ၉. ၂၀၁၃) ရက်စွဲပါ စာအမှတ်၊ AC-02/2001 (241/13) " Land Mark Redevelopment Project နှင့်ပတ်သက်၍ EIA ဆိုင်ရာလိုက်နာ ဆောင်ရွက်ရန် ကိစ္စရပ်များအား ပြန်ကြားပေးနိုင်ပါရန် မေတ္တာရပ်ခံခြင်း "

၁။ FMI ကုမ္ပဏီမှ ပန်းဘဲတန်းမြို့နယ်၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း၊ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်းအတွင်းအဆောက်အဦးများ ပြန်လည်တည်ဆောက်ခြင်း (Land Mark Redevelopment Project) နှင့်ပတ်သက်၍ EIA ဆိုင်ရာ လိုက်နာဆောင်ရွက်ရန် ကိစ္စအား ညွှန်ကြားမှုပြုနိုင်ပါရန် ဆက်သွယ်လာခဲ့ပါသည်။

၂။ အဆိုပါ ကိစ္စအပေါ် အောက်ပါတို့ကို ဆောင်ရွက်ရန် လိုအပ်ပါကြောင်း ပြန်ကြားအပ်ပါသည်-

(က) Construction မတိုင်မီ အဆောက်အဦးအဟောင်းများ စတင် ဖျက်သိမ်းသည့်အချိန်မှ ပြီးစီးသည်အထိ လေထုအတွင်းသို့ အမှုန်များမလွင့်စေရေးအတွက် အကာအရံများနှင့် ဆောင်ရွက်ရန်၊

(ခ) Construction Period အတွင်း၌ Construction Wastes များစွန့်ပစ်ရန် လိုအပ်ပါက ဌာနသို့ တိုက်ရိုက်ဆက်သွယ်အကြောင်းကြားပြီး ဌာန၏ညွှန်ကြားချက်အတိုင်း စွန့်ပစ်စေရန်၊

(ဂ) အမှိုက်စွန့်ပစ်ရန်အတွက် Garbage Chute System ထည့်သွင်းရန်၊

(ဃ) 18 m^3 Garbage Container (၃) လုံးထားရှိ ဆောင်ရွက်ရန်၊

(င) အမှိုက်သိမ်းယာဉ် ဝင်/ထွက်/လှည့်ရန် လုံလောက်သော မြေဧရိယာ ချန်လှပ်ထားရန်၊

(စ) အမှိုက်စွန့်ပစ်ရန်အတွက် On Call စနစ်ဖြင့် ဆောင်ရွက်ရန်၊

(ဆ) Generator အခန်းများအတွက် Silencer တပ်ဆင်ထားပြီး " Smoke detector " ပါတပ်ဆင်ထားရှိရန်၊

၃။ သို့ပါ၍ အထက်ပါ Solid Waste Management၊ Air Pollution Control ၊ Noise and Smoke Control နှင့်ပတ်သက်သော EIA ဆိုင်ရာကိစ္စရပ်များအတိုင်း ဆောင်ရွက်ရန် လိုအပ်ပါကြောင်း ပြန်ကြားအပ်ပါသည်။

ဌာနမှူး

မိတ္တူကို

ကော်မတီဝင် (၃)၊ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ
ဌာနမှူး၊ အင်ဂျင်နီယာဌာန (အဆောက်အအုံ)
ဌာနမှူး၊ ညှိနှိုင်းဆောင်ရွက်ရေးဌာန
ရုံးလက်ခံ



ပြည်ထောင်စု သမ္မတ မြန်မာနိုင်ငံတော်အတွင်း နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု ပြုလုပ်ရန် ကမကထ ပြုသူ၏ ဆောင်ရွက်ရန် အဆိုပြုချက်

PROPOSAL OF THE PROMOTER TO MAKE FROREIGN INVESTMENT IN THE REPUBLIC OF THE UNION OF MYANMAR

Form (1)

Proposal Form of Investor/Promoter for the investment to be made

in the Republic of the Union of Myanmar

To,

Chairman

Myanmar Investment Commission

Office (1),Thitsar Road,

Yankin Township,Yangon

Reference No.

Date. 6th October 2016

I do apply for the permission to make investment in the Republic of the Union of Myanmar in accordance with the Foreign Investment by furnishing the following particulars:-

1. The Investor' s or Promoter's
   - (a) Name .... U Theim Wai @ Mr. Serge Pun
   - (b) Father's name .... Mr.Y.S.Pun
   - (c) ID No./ National Registration Card No./ Passport No. .... 12/ MaGaTa (Naing) 084053
   - (d) Citizenship .... Myanmar
   - (e) Address: ....
     - (i) Address in Myanmar ....
     - (ii) Residence aboard ....
   - (f) Name of principle organization .... **Meeyahta International Hotel Limited**
   - (g) Type of business .... (Formerly) hotel business
   - (h) Principle company's address: .... 372 Bogyoke Aung San Road, Pabedan Township, Yangon , Republic of the Union of Myanmar .

2. If the investment business is formed under Joint Venture, partners':-
   - (a) Name
     - (1) Yoma Strategic Investments Ltd (48%)
     - (2) First Myanmar Investment Co., Ltd (12%)
     - (3) (a) Mitsubishi Corporation (b) Mitsubishi Estate Co., Ltd → MMJ Yangon Development Pte. Ltd (30%)
     - (4) International Finance Corporation (5%)
     - (5) Asian Development Bank (5%)
   - (b) Father's name ....
   - (c) ID No./ National Registration Card No./ Passport No. ....

(d) Citizenship ……………………………………………………………………………

(e) Address: ……………………………………………………………………………

(i) Address in Myanmar ……………………………………………………………

(ii) Residence aboard ………………………………………………………………

(f) Name of principle organization ………………………………………………………

(g) Type of business ……………………………………………………………………

(h) Parent company's address …………………………………………………………

Remark : The following documents need to attaché according to the above paragraph (1) and (2):-

(1) Company registration certificate (copy)

(2) National Registration Card (copy) and passport (copy);

(3) Evidences about the business and financial conditions of the participants of the proposed investment business;

3. Type of proposed investment business:-

(a) Manufacturing ……………………………………………………………………

(b) Service business related with manufacturing ………………………………………

(c) Service **Construction, management and leasing of Retail Podium, Branded Residences**

………**(Tower 1), Hotel and Serviced Residences (Tower 2), Office Towers (Towers 3 and 4)**

(d) Others ……………………………………………………………………………

Remark : Expressions about the nature of business with regard to the above paragraph (3)

4. Type of business organization to be formed:-

(a) One hundred percent ……………………………………………………………

(b) Joint Venture:

(i) Foreigner and citizen …… **MEEYAHTA DEVELOPMENT LIMITED** ……

(ii) Foreigner and Government department/organization ……………………………

(c) By contractual basis:

(i)Foreigner and citizen ……………………………………………………………

(ii) Foreigner and Government department/organization ……………………………

Remark : The following information needs to attach for the above Paragraph (4):-

(i) Share ratio for the authorized capital from abroad and local, names, citizenships, addresses and occupations of the directors;

(ii) Joint Venture Agreement (Draft) and recommendation of the Union Attorney General Office if the investment is related with the State;

(iii) Contract (Agreement) (Draft)

5. Particular relating to company incorporation

(a) Authorized capital .... USD 574,101,000 ....

(b) Type of share .... Ordinary Shares @ USD 1.00 per share (with varying additional premiums payable on a certain number of shares in accordance with the Shareholders' arrangement) ....

(c) Number of shares .... 574,101,000 shares ....

Remark : Memorandum of Association and Articles of Association of the Company shall be submitted with regard to above paragraph (5)

6. Particulars relation to capital of the investment business

	US$
(a) Amount/Percentage of local capital To be contributed	USD 28,707,800
(b) Amount/Percentage of Foreign capital To be brought in	USD 545,393,200
Total	**USD 574,101,000**

(c) Annually or period of proposed capital to be brought in .... Within four years after MIC permit ....

(d) Last date of capital brought in........ 2020 ....

(e) Proposed duration of investment .... (32) years (Subject to further renewal as may be granted) ....

(f) Commendation date of construction .... After MIC permit and construction permit ....

(g) Construction period .... (48) months from construction permit ....

Remark: Describe with annexure if it is required for the above Para 6 (c)

7. Detail list of foreign capital to be brought in –

	Foreign Currency (Million)	Equivalent Kyat (Million)
(a) Imported machinery, equipment and materials (see annex 9.2)	USD 349,985,471	……………………...
(b) Other development costs, labour and related costs	USD 147,306,729	…………………………
(c) Financing costs (see annex 3.2)	USD 34,788,000	…………………………..
(d) Pre-opening expenses and land related fees (see annex 3.2)	USD 13,313,000	…………………………..
Total	USD 545,393,200	

8. Details of local capital to be contributed –

	Currency
(a) Locally purchased machinery, equipment, and materials (see annex 9.2)	USD 15,899,309
(b) Other development costs, labour and related costs	USD 12,808,491
Total	USD 28,707,800

9. Particulars about the investment business –

(a) Investment location(s)/place Plot No.1, 44, Survey Block No.19D, Dagon Township, Yangon, Myanmar.

(b) Type and area requirement for land or land and building

(i) Location..........

(ii) Number of land/building area 25,689Sqm/6.347Acres

(iii)Owner of the land..........

(aa)Name/company/department .... Myanma Railways (MR)

(bb)National Registration Card No. ....

(cc)Address..........

(iv) Type of land .... (50) years – Free Hold Land owned by MR

(v) Period of land lease contract .... (50) years

(vi) Lease period .... From MIC permit to 31 December 2047 subject to further renewals which may be granted

(vii) Lease rate ....

(aa) Land .... (i) USD 24 per Sqm during construction on the basis of land area of 24,435 sqm.

(ii) USD 24 per sqm from commencement of demolition process for FMI center land (1,254 sqm)..........

(bb) Building .... USD 18 per sqm on Aggregate Net Lettable Area from date of completion of Landmark project

(viii) Ward ....

(ix) Township .... Dagon Township

(x) State/Region .... Yangon

(xi) Lessee ....

(aa) Name/Name of Company/Department .... **MEEYAHTA DEVELOPMENT LTD**

(bb) Father's name ....

(cc) Citizenship .... Incorporated in Myanmar

(dd) ID No./Passport No. ....

(ee) Residence Address .... FMI Center, Level 10&11, No.380, Bogyoke Aung San Road, Pabedan Township, Yangon

Remark : Following particulars have to enclosed for above Para 9 (b)

(i) to enclose land map, land ownership and ownership evidence

(ii) draft land lease agreement, recommendation from the Union Attorney General Office if the land is related to the State

(c) Requirement of building to be constructed;

(i)Type/number of building ....(1) Retail shopping mall (5 levels)........................ ....

(2) Tower: 1 residential apartments (101 apartment, 26 storey)

(3) Tower: 2 business hotel (26 storey)

(4) Tower: 3 commercial offices (22 storey)

(5) Tower: 4 commercial offices (22 storey)

Plus Basement car parking and other infrastructure housing

(ii) Area ....

(d) Product to be produced/Service ....

(1) Name of Product ....

(2) Estimate amount to be produced annually ....

(3) Type of service ....

(4) Estimate value of service annually ....(See annex 3.4)..........................

Remark: Detail list shall be enclosed with regard to the above Para 9(d).

(e) Annual requirement of materials/ raw materials Annex – 9.2

Remark: According to the above Para 9 (e) detail list of Products in terms of type of products, quantity, value, technical specifications for the production shall be listed and enclosed.

(f) Production system ....

(g) Technology ....

(h) System of sales ....

(i) Annual fuel requirement ....

(j) Electricity requirement........23,400 KVA..

(k) Water requirement ....1740m3 per day...

(to prescribe daily requirement if any)

10. Detail information about financial standing –

(a) Name/company's name .... **(1) Yoma Strategic Investments Ltd**

(2) First Myanmar Investment Co., Ltd

(3) Mitsubishi Corporation

(4) Mitsubishi Estate Co., Ltd

(5) International Finance Corporation

(6) Asian Development Bank

(b) ID No./National Registration Card No./ Passport No...

(c) Bank Account No. .... See bank reference letters ....

Remark : To enclose bank statement from resident country or annual audit report of the principle company with regard to the above Para 10.

11. Number of personnel required for the proposed economic activity : -

(a) Local personnel	(396) number	(97) %
(b) Foreign experts and technicians	(11) number	(3) %

(Engineer, QC, Buyer, Management, etc. based on the nature of business and requirement period)

Remark : As per par 11 the following information shall be enclosed:-

(i) Number of personnel, occupation, salary, etc;

(ii) Social security and welfare arrangements for personnel;

(iii) Family accompany with foreign employee;

12. Particulars relating to economic justification:-

		Foreign Currency	**Equivalent Estimated Kyat**
(a)	Annual Income	See Annex 3.4	....
(b)	Annual expenditure	See Annex 3.5	....
(c)	Annual net profit	See Annex 3.6	....
(d)	Yearly investments	See Annex 3.2, 3.7	....
(e)	Recoupment period	See Annex 3.8	....
(f)	Other benefits	See Annex 3.4/3.5/3.6/3.7/3.8/3.10/12	

(to enclose detail calculations)

13. Evaluation of environment impact:-
    - (a) Organization for evaluation of environmental assessment;
    - (b) Duration of the evaluation for environment assessment;
    - (c) Compensation programme for environment damages
    - (d) Water purification system and waste water treatment system
    - (e) Waste management system
    - (f) System for storage of chemicals

14. Evaluation on social impact assessments;
    - (a) Organization for evaluation of social impact assessments;
    - (b) Duration of the evaluation for social impact assessments;
    - (c) Corporate social responsibility programme;

15. The above mentioned information and documents enclosed herewith this application are true and correct as per my understanding, checked by myself and submitted with signed hereunder.

Signature ....

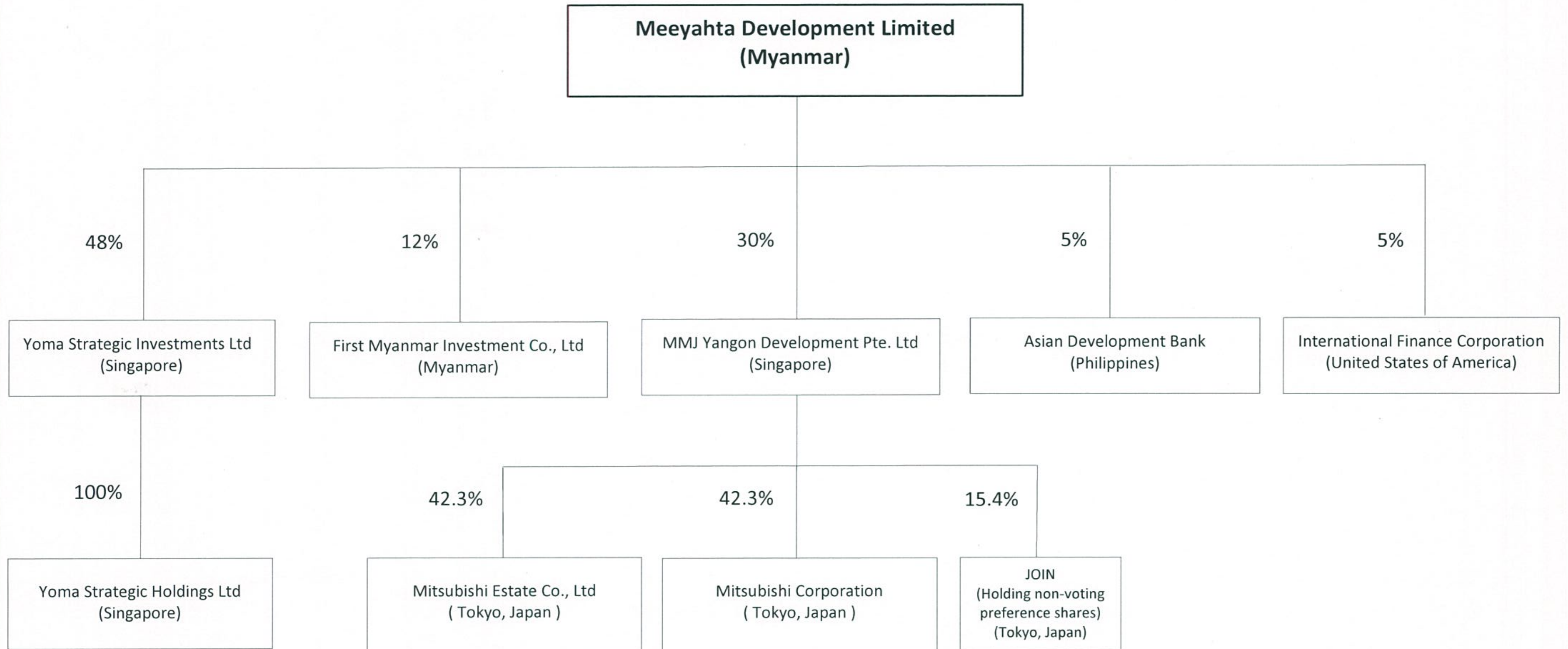
Name **U Theim Wai @ Mr. Serge Pun**

Designation **Promoter**

MEEYAHTA DEVELOPMENT LIMITED

MEEYAHTA DEVELOPMENT LIMITED

Corporate Structure Diagram



MEEYAHTA DEVELOPMENT LIMITED

Board of Director List

No	Name	Designation	Passport No	Address
1	U Theim Wai @ Mr. Serge Pun	Managing Director	12/MaGaTa (N)084053	Lot-2, Jasmine Garden, Pun Hlaing Golf Estate, Hlaing Tharyar Township, Yangon, Myanmar.
2	U Tun Tun	Director	12/LaThaNa(N)000136	No-121, Ground Floor, 18th Street, 2nd Ward, Latha Township, Yangon, Myanmar.
3	Mr. Chi Yam Cyrus Pun	Director	PPNO. KJ0442920	3rd Floor, 620 King's Road, North Point, Hong Kong.
4	Mr. Chi Tung Melvyn Pun	Director	PPNO. KJ0276448	3A Tower 1 Beverly Villas, 16 La Salle Road, Kowloon Tong, Hong Kong.
5	Mr. Norman Siu Yong Ching JR	Director	PPNO. 452032879	No.290 (R), U Wisara Road, Kamaryut Township, Yangon, Myanmar.
6	Mr. Hidetoshi Suzuki	Director	PPNO. TR 5017948	Louis Maison #204, 4-9-41, Sakuragaoka, Setagaya-ku, Tokyo, Japan.
7	Mr. Yoshihiko Kikukawa	Director	PPNO. TH 9087973	Hiroo Garden Forest #902, 4-1-27, Hiroo, Shibuya-ku, Tokyo, Japan.

LANDMARK PROJECT

MEEYAHTHA DEVELOPMENT LIMITED (MDL)

COMPANY CONSOLIDATED FINANCIALS

LANDMARK PROJECT - INVESTMENT SUMMARY SCHEDULE

INVESTMENT SUMMARY	US$
T1 BRANDED RESIDENCES	$118,056,402
T2 BUSINESS HOTEL & SERVICED APARTMENTS	$136,237,879
T3 OFFICE BUILDING	$82,889,768
T4 OFFICE BUILDING	$79,238,984
RETAIL PODIUM	$109,576,967
TOTAL LANDMARK DEVELOPMENT COST	**$526,000,000**
FINANCING COST	$34,788,000
PRE-OPENING EXPENSES & LAND-RELATED FEES	$13,313,000
TOTAL INVESTMENT AMOUNT	**$574,101,000**

FINANCING SUMMARY	SHAREHOLDING	US$
YSIL	48%	$114,831,200
FMI	12%	$28,707,800
MMJ YANGON DEVELOPMENT PTE LTD	30%	$117,000,000
IFC	5%	$19,000,000
ADB	5%	$19,000,000
TOTAL CASH INJECTED BY SHAREHOLDERS 1		**$298,539,000**
T1 BRANDED RESIDENCE LEASEHOLD NET PROCEEDS		**$155,562,000**
IFC (Cash Financing)		$50,000,000
ADB (Cash Financing)		$70,000,000
TOTAL FINANCING PLAN		**$574,101,000**

[1] Shares to be subscribed by the shareholders on varying premiums.

Remark : The investor will seek approval for loans (noted under "cash financing" above) from IFC and ADB (up to $135,000,000) from CBM following issue of MIC Permit.

YANGON LANDMARK

MASTER PLAN: GFA & CFA CALCULATION

ARCHETYPE MYANMAR LTD.

2016.03.01

DETAILED SCHEDULE

		GFA						TOTAL GFA	NON-GFA		TOTAL CFA	OUT
Level	Floor	Luxury Hotel	Retail Podium	Luxury Residential (T1)	Business Hotel (T2)	Office (T3)	Office (T4)	GFA	MEP	CARPARK	CFA	OUTDOORS
Upper roof	Upper roof								0	0		0
Level 27	26th Floor			178	544			**722**	273	0	**995**	0
Level 26	25th Floor			1 003	1 494			**2 497**	336	0	**2 833**	1135
Level 25	24th Floor			1 526	1 634			**3 160**	29	0	**3 189**	166
Level 24	23rd Floor			1 572	1 629	174	145	**3 520**	453	0	**3 973**	115
Level 23	22nd Floor			1 572	1 629	165	161	**3 527**	374	0	**3 901**	115
Level 22	21st Floor			1 572	1 629	2 430	2 148	**7 779**	131	0	**7 910**	115
Level 21	20th Floor			1 572	1 629	2 430	2 148	**7 779**	131	0	**7 910**	115
Level 20	19th Floor			1 572	1 629	2 430	2 148	**7 779**	131	0	**7 910**	115
Level 19	18th Floor			1 572	1 629	2 430	2 148	**7 779**	131	0	**7 910**	115
Level 18	17th Floor			1 572	1 629	2 430	2 148	**7 779**	131	0	**7 910**	115
Level 17	16th Floor			1 572	1 629	2 430	2 148	**7 779**	131	0	**7 910**	115
Level 16	15th Floor			1 572	1 629	2 430	2 148	**7 779**	131	0	**7 910**	115
Level 15	14th Floor			1 572	1 605	2 372	2 099	**7 648**	263	0	**7 911**	115
Level 14	13th Floor			1 572	1 615	2 395	2 115	**7 697**	132	0	**7 829**	115
Level 13	12th Floor			1 572	1 620	2 395	2 115	**7 702**	132	0	**7 834**	115
Level 12	11th Floor			1 572	1 620	2 395	2 115	**7 702**	132	0	**7 834**	115
Level 11	10th Floor			1 572	1 620	2 395	2 115	**7 702**	132	0	**7 834**	115
Level 10	9th Floor			1 572	1 620	2 395	2 115	**7 702**	132	0	**7 834**	115
Level 9	8th Floor			1 572	1 620	2 395	2 115	**7 702**	132	0	**7 834**	115
Level 8	7th Floor			1 578	1 618	2 395	2 115	**7 706**	132	0	**7 838**	144
Level 7	6th Floor			1 578	1 568	2 395	2 115	**7 656**	132	0	**7 788**	144
Level 6	5th Floor			1 578	1 890	2 395	2 144	**8 007**	132	0	**8 139**	787
Level 5	4th Floor			1 578	3 501	2 406	2 115	**9 600**	874	0	**10 474**	1762
Level 4	3rd Floor	193	8 347	1 911	2 200	124	36	**12 810**	1480	0	**14 290**	2392
Level 3	2nd Floor	2 957	7 664	1 507	5 191	34	129	**17 482**	1451	0	**18 933**	0
Level 2	1st Floor	3 120	13 068	324	204	36	36	**16 788**	1449	0	**18 237**	405
Level 1A	Mezzanine				1 091			**1 091**	11	0	**1 102**	0
Level 1 - GF	Ground Floor	3 955	4 408	1 047	3 164	560	469	**13 603**	1241	0	**14 844**	0
Level B0	Basement 0			326				**326**	162	2027	**2 515**	0
Level B1	Basement 1	3 825	4 077	329	829	226		**9 286**	4139	17477	**30 902**	0
Level B2	Basement 2		133					**133**	562	6600	**7 295**	0
Level B3	Basement 3		133					**133**	712	6069	**6 914**	0
Level B4	Basement 4		133					**133**	702	6092	**6 927**	0
Level B5	Basement 5		133					**133**	742	6049	**6 924**	0
TOTAL		14 050	38 095	39 606	50 909	44 662	39 290	226 612	17 358	44 314	288 284	8 775

YANGON LANDMARK
CARPARK

ARCHETYPE MYANMAR LTD.
2016.03.01

DETAILED SCHEDULE		NON-NLA					NET AREAS		NON-GFA			CFA	F. PLATE	OUT	PARKING PLACES			
	Level	Circulation	Vertical circulation	WC	Mall	BOH	**NET AREA**	**NET LEASABLE AREA**	PARKING	EXCLUSIONS - MEP	EXCLUSIONS - VOID	**CFA**	FLOORPLATE	OUTDOORS	Conventional	Tandem	Loading B	**Totals**
		l	m	n	o	p	q q=Σ(l...p)	r r=Σ(a...k)	t	u	v	w w=x-v	x	y	z	aa	ab	ac ac=z+aa+ab
Upper roof																		
Level 27																		
Level 26																		
Level 25																		
Level 24																		
Level 23																		
Level 22																		
Level 21																		
Level 20																		
Level 19																		
Level 18																		
Level 17																		
Level 16																		
Level 15																		
Level 14																		
Level 13																		
Level 12																		
Level 11																		
Level 10																		
Level 9																		
Level 8																		
Level 7																		
Level 6																		
Level 5																		
Level 4																		
Level 3																		
Level 2																		
Level 1A																		
Level 1 - GF	8.275																17	**17**
Level B0	6.955								2 027	153	109	**2 223**	2 332		33			**33**
Level B1	4.150	99	46			41	**186**		17 477	3 941	19	**22 034**	22 053		370			**370**
Level B2	1.180	33	29	25		31	**118**		6 600	562	18	**7 458**	7 476		221			**221**
Level B3	-1.790	33	29	25		41	**128**		6 069	712	18	**7 091**	7 109		210			**210**
Level B4	-4.760	33	29	25		41	**128**		6 092	702	18	**7 091**	7 109		210			**210**
Level B5	-7.730	33	29	25		41	**128**		6 049	742	18	**7 091**	7 109		209			**209**
																		0
Area per function		**231**	**162**	**100**	**0**	**195**	**688**	**0**	**44314**	**6812**	**200**	**52 988**	**53188**	**0**	**1 253**	**0**	**17**	**1270**

YANGON LANDMARK

RETAIL PODIUM

ARCHETYPE MYANMAR LTD.

2016.03.01

NLA	GFA	EFFICIENCY
24 186	38 095	63%

DETAILED SCHEDULE			NLA											NON-NLA						NET AREAS		GFA	NON-GFA			CFA	F. PLATE	OUT
		Level	a Offices	b Residential	c Serviced Apartments	d Hotel Rooms	e Function	f Ballroom	g Anchors	h Units	i Supermarket	j F&B	k Food Court	l Circulation	m Vertical circulation	n WC	o Mall	p BOH	Loading bay / Delivery area (shared with global plan)	q NET AREA q=Σ(a..p)+(Y 1/2)	r NET LEASABLE AREA r=Σ(a..k)+(Y 1/2)	s FINAL s=x-(t+u+v)+(Y 1/2)	t PARKING	u EXCLUSIONS - MEP	v EXCLUSIONS - VOID	w CFA w=x-v	x FLOORPLATE	y OUTDOORS
	Upper roof																											
Upper roof	26th Floor																											
Level 27	25th Floor																											
Level 26	24th Floor																											
Level 25	23rd Floor																											
Level 24	22nd Floor																											
Level 23	21st Floor																											
Level 22	20th Floor																											
Level 21	19th Floor																											
Level 20	18th Floor																											
Level 19	17th Floor																											
Level 18	16th Floor																											
Level 17	15th Floor																											
Level 16	14th Floor																											
Level 15	13th Floor																											
Level 14	12th Floor																											
Level 13	11th Floor																											
Level 12	10th Floor																											
Level 11	9th Floor																											
Level 10	8th Floor																											
Level 9	7th Floor																											
Level 8	6th Floor																											
Level 7	5th Floor																											
Level 6	4th A Floor																											
Level 5	4th Floor	28.075																						703	7	703	710	
Level 4	3rd Floor	23.455							2 293			2 348		180	14	103	1 816	425		7 881	5 343	8 347		1 250	784	8 895	9 679	1 403
Level 3	2nd Floor	18.835							1 395	3 644				242	33	102	1 265	575		7 256	5 039	7 664		1 272	827	8 936	9 763	
Level 2	1st Floor	14.215							2 680	5 367		828		438	66	162	2 194	514		12 452	9 078	13 068		1 440	1 277	14 305	15 582	405
Level 1A	Mezzanine																											
Level 1 - GF	Ground Floor	8.275							169	1 877		219		75	43	51	1 181	545		4 160	2 265	4 408		803	307	5 211	5 518	
Level B0	Basement 0																											
Level B1	Basement 1	4.150								133	2 329			191	68	98	736	289		3 844	2 462	4 077		189	195	4 266	4 461	
Level B2	Basement 2	1.180												83	15					98		133			53	133	186	
Level B3	Basement 3	-1.790												83	15					98		133			53	133	186	
Level B4	Basement 4	-4.760												83	15					98		133			53	133	186	
Level B5	Basement 5	-7.730												83	15					98		133			53	133	186	
Area per function			0	0	0	0	0	0	6537	11021	2329	3395	0	1458	284	516	7192	2348	0	35984	24186	38095	0	5657	3609	42 848	46457	1808

Note

Measured according to the AIA method of calculatior

YANGON LANDMARK

TOWER 1 - RESIDENTIAL

ARCHETYPE MYANMAR LTD.

2016.03.01

NLA	GFA	EFFICIENCY	UNITS
33 409	39 606	84%	101

DETAILED SCHEDULE			NLA										
		Level	a Offices	b Residential	c Serviced Apartments	d Hotel Rooms	e Function	f Ballroom	g Anchors	h Units	i Supermarket	j F&B	k Food Court
	Upper roof												
Upper roof	26th Floor												
Level 27	25th Floor	103.810											
Level 26	24th Floor	97.705		154			58						
Level 25	23rd Floor	93.580		1 283									
Level 24	22nd Floor	90.115		1 350									
Level 23	21st Floor	86.815		1 350									
Level 22	20th Floor	83.515		1 350									
Level 21	19th Floor	80.215		1 350									
Level 20	18th Floor	76.915		1 350									
Level 19	17th Floor	73.615		1 350									
Level 18	16th Floor	70.315		1 350									
Level 17	15th Floor	67.015		1 350									
Level 16	14th Floor	63.715		1 350									
Level 15	13th Floor	60.415		1 350									
Level 14	12th Floor	57.115		1 350									
Level 13	11th Floor	53.815		1 350									
Level 12	10th Floor	50.515		1 350									
Level 11	9th Floor	47.215		1 350									
Level 10	8th Floor	43.915		1 350									
Level 9	7th Floor	40.615		1 350									
Level 8	6th Floor	37.150		1 309									
Level 7	5th Floor	33.850		1 309									
Level 6	4th A Floor	30.550		1 309									
Level 5	4th Floor	27.250		1 309									
Level 4	3rd Floor	22.300					1 171						
Level 3	2nd Floor	18.835		577			728						
Level 2	1st Floor	14.215					114						
Level 1A	Mezzanine												
Level 1 - GF	Ground Floor	9.925											
Level B0	Basement 0	6.955					135						
Level B1	Basement 1	4.150											
Level B2	Basement 2												
Level B3	Basement 3												
Level B4	Basement 4												
Level B5	Basement 5												
Area per function			0	28850	0	0	2206	0	0	0	0	0	0

		NON-NLA						NET AREAS		GFA	NON-GFA			CFA	F. PLATE	OUT	
		l Circulation	m Vertical circulation	n WC	o Mall	p BOH	Loading bay / Delivery area (shared with global plan)	q NET AREA q=Σ(a...p)+(Y 1/2)	r NET LEASABLE AREA r=Σ(a...k)+(Y 1/2)	s FINAL s=x-(t+u+v)+(Y 1/2)	t PARKING	u EXCLUSIONS - MEP	v EXCLUSIONS - VOID	w CFA w=x-v	x FLOORPLATE	y OUTDOORS	UNITS
	Upper roof																
Upper roof	26th Floor																
Level 27	25th Floor	33	27			17		77		178		215	7	393	400		
Level 26	24th Floor	80	27			38		925	780	1 003		20	47	455	502	1 135	
Level 25	23rd Floor	80	27			10		1 483	1 366	1 526		9	44	1 452	1 496	166	2
Level 24	22nd Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 23	21st Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 22	20th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 21	19th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 20	18th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 19	17th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 18	16th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 17	15th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 16	14th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 15	13th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 14	12th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 13	11th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 12	10th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 11	9th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 10	8th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 9	7th Floor	78	26			9		1 521	1 408	1 572		9	43	1 523	1 566	115	4
Level 8	6th Floor	110	26			9		1 526	1 381	1 578		9	43	1 515	1 558	144	8
Level 7	5th Floor	110	26			9		1 526	1 381	1 578		9	43	1 515	1 558	144	8
Level 6	4th A Floor	110	26			9		1 526	1 381	1 578		9	43	1 515	1 558	144	8
Level 5	4th Floor	110	26			9		1 526	1 381	1 578		9	43	1 515	1 558	144	8
Level 4	3rd Floor	90	22			52		1 830	1 666	1 911		9	61	1 425	1 486	989	
Level 3	2nd Floor	107	26			5		1 443	1 305	1 507		9	59	1 516	1 575		3
Level 2	1st Floor	47	22			41		224	114	324		9	63	333	396		
Level 1A	Mezzanine																
Level 1 - GF	Ground Floor	400	23	20		416		859		1 047		277	60	1 324	1 384		
Level B0	Basement 0	45	24	4		30		238	135	326		9	60	335	395		
Level B1	Basement 1	52	23	4		135		214		329		9	57	338	395		
Level B2	Basement 2																
Level B3	Basement 3																
Level B4	Basement 4																
Level B5	Basement 5																
Area per function		2622	741	28	0	924	0	37724	33409	39606	0	746	1318	37 999	39317	4706	101

Note

Measured according to the AIA method of calculation

PYN Gym and Changing Room area is counted under PYN table

YANGON LANDMARK
TOWER 2 - BUSINESS HOTEL
ARCHETYPE MYANMAR LTD.
2016.03.01

NLA	GFA	EFFICIENCY	APT.	KEYS
32 220	50 909	63%	90	280

DETAILED SCHEDULE			NLA											NON-NLA						NET AREAS		GFA	NON-GFA			CFA	F. PLATE	OUT	APT	KEYS
		Level	a Offices	b Residential	c Serviced Apartments	d Hotel Rooms	e Function	f Ballroom	g Anchors	h Units	i Supermarket	j F&B	k Food Court	l Circulation	m Vertical circulation	n WC	o Mall	p BOH	Loading bay / Delivery area (shared with global plan)	q NET AREA q=Σ(a..p)+(Y 1/2)	r NET LEASABLE AREA r=Σ(a..k)+(Y 1/2)	s FINAL s=x-(t+u+v)+(Y 1/2)	t PARKING	u EXCLUSIONS - MEP	v EXCLUSIONS - VOID	w CFA w=x-v	x FLOORPLATE	y OUTDOORS		
Upper roof	Upper roof																													
Level 27	26th Floor	103.480													27			434		461		544		273	8	817	825			
Level 26	25th Floor	97.705					1 040							125	58	38		86		1 347	1 040	1 494		121	77	1 615	1 692			
Level 25	24th Floor	92.580				553	353							335	49	40		102		1 432	906	1 634		9	76	1 643	1 719			12
Level 24	23rd Floor	90.280				1 141								232	39			21		1 433	1 141	1 629		14	76	1 643	1 719			24
Level 23	22nd Floor	86.320				1 143								230	39			21		1 433	1 143	1 629		14	76	1 643	1 719			20
Level 22	21st Floor	83.185				1 141								232	39			21		1 433	1 141	1 629		14	76	1 643	1 719			24
Level 21	20th Floor	80.050				1 141								232	39			21		1 433	1 141	1 629		14	76	1 643	1 719			24
Level 20	19th Floor	76.915				1 141								232	39			21		1 433	1 141	1 629		14	76	1 643	1 719			24
Level 19	18th Floor	73.780				1 141								232	39			21		1 433	1 141	1 629		14	76	1 643	1 719			24
Level 18	17th Floor	70.645				1 140								233	39			21		1 433	1 140	1 629		14	76	1 643	1 719			24
Level 17	16th Floor	67.510				1 140								233	39			21		1 433	1 140	1 629		14	76	1 643	1 719			26
Level 16	15th Floor	64.375				1 140								233	39			21		1 433	1 140	1 629		14	76	1 643	1 719			26
Level 15	14th Floor	61.240				1 140								218	39			12		1 409	1 140	1 605		38	76	1 643	1 719			26
Level 14	13th Floor	58.105				1 140								234	39			7		1 420	1 140	1 615		14	90	1 629	1 719			26
Level 13	12th Floor	54.970			1 156									224	39			7		1 426	1 156	1 620		14	90	1 634	1 724		12	
Level 12	11th Floor	51.835			1 156									224	39			7		1 426	1 156	1 620		14	90	1 634	1 724		12	
Level 11	10th Floor	48.700			1 161									220	39			7		1 427	1 161	1 620		14	90	1 634	1 724		11	
Level 10	9th Floor	45.565			1 161									220	39			7		1 427	1 161	1 620		14	90	1 634	1 724		11	
Level 9	8th Floor	42.430			1 161									215	39			7		1 422	1 161	1 620		14	90	1 634	1 724		11	
Level 8	7th Floor	39.295			1 160									215	39			7		1 421	1 160	1 618		14	90	1 632	1 722		11	
Level 7	6th Floor	36.160			1 122									216	39			7		1 384	1 122	1 568		14	90	1 582	1 672		11	
Level 6	5th Floor	33.025			1 124									213	44			2		1 705	1 446	1 890		14	90	1 582	1 672	643	11	
Level 5	4th Floor	28.075					1 949							34	84	121		312		3 309	2 758	3 501		53	112	2 745	2 857	1 618		
Level 4	3rd Floor	23.455					1 240							71	129			604		2 044	1 240	2 200		221	887	2 421	3 308			
Level 3	2nd Floor	18.835					1 676	857						120	104			2 042		4 799	2 533	5 191		170	182	5 361	5 543			
Level 2	1st Floor	14.215												131	73					204		204			45	204	249			
Level 1A	Mezzanine	11.245												33	43			832		908		1 091		11	59	1 102	1 161			
Level 1 - GF	Ground Floor	8.275					1 672							278	87	55		802		2 894	1 672	3 164		60	127	3 224	3 351			
Level B0	Basement 0																													
Level B1	Basement 1	4.150												26	43			608		677		829			99	829	928			
Level B2	Basement 2																													
Level B3	Basement 3																													
Level B4	Basement 4																													
Level B5	Basement 5																													
Area per function			0	0	9201	13101	7930	857	0	0	0	0	0	5441	1443	254	0	6081	0	45439	32220	50909	0	1208	3242	50 986	54228	2261	90	280

Notes

Measured according to the AIA method of calculation

YANGON LANDMARK

TOWER 3 - OFFICE TOWER

ARCHETYPE MYANMAR LTD.

2016.03.01

NLA	GFA		EFFICIENCY
40 779	44 662		91%

DETAILED SCHEDULE		NLA														NON-NLA		NET AREAS		GFA	NON-GFA			CFA	F. PLATE	OUT
	Level	a Offices	b Residential	c Serviced Apartments	d Hotel Rooms	e Function	f Ballroom	g Anchors	h Units	i Supermarket	j F&B	k Food Court	l Circulation	m Vertical circulation	n WC	o Mall	p BOH	q NET AREA q=Σ(a...p)+(Y 1/2)	r NET LEASABLE AREA r=Σ(a...n)+(Y 1/2)	s FINAL s=x-(t+u+v)+(Y 1/2)	t PARKING	u EXCLUSIONS - MEP	v EXCLUSIONS - VOID	w CFA w=x-v	x FLOORPLATE	y OUTDOORS
Upper roof																										
Level 27																										
Level 26																										
Level 25																										
Level 24	102.655												33	40				73	73	174		187	8	361	369	
Level 23	97.705												36	40				76	76	165		143	61	308	369	
Level 22	93.745	2 077											98	34	44		11	2 264	2 253	2 430		50	62	2 480	2 542	
Level 21	89.950	2 077											98	34	44		11	2 264	2 253	2 430		50	62	2 480	2 542	
Level 20	86.155	2 077											98	34	44		11	2 264	2 253	2 430		50	62	2 480	2 542	
Level 19	82.360	2 077											98	34	44		11	2 264	2 253	2 430		50	62	2 480	2 542	
Level 18	78.565	2 077											98	34	44		11	2 264	2 253	2 430		50	62	2 480	2 542	
Level 17	74.770	2 077											98	34	44		11	2 264	2 253	2 430		50	62	2 480	2 542	
Level 16	70.975	2 077											98	34	44		11	2 264	2 253	2 430		50	62	2 480	2 542	
Level 15	67.180	2 002											98	34	44		11	2 189	2 178	2 372		109	62	2 481	2 543	
Level 14	63.385	2 023											98	34	44		11	2 210	2 199	2 395		51	97	2 446	2 543	
Level 13	59.590	2 022											98	34	44		11	2 209	2 198	2 395		51	97	2 446	2 543	
Level 12	55.795	2 022											98	34	44		11	2 209	2 198	2 395		51	97	2 446	2 543	
Level 11	52.000	2 022											98	34	44		11	2 209	2 198	2 395		51	97	2 446	2 543	
Level 10	48.205	2 022											98	34	44		11	2 209	2 198	2 395		51	97	2 446	2 543	
Level 9	44.410	2 022											98	34	44		11	2 209	2 198	2 395		51	97	2 446	2 543	
Level 8	40.615	2 022											98	34	44		11	2 209	2 198	2 395		51	97	2 446	2 543	
Level 7	36.820	2 022											98	34	44		11	2 209	2 198	2 395		51	97	2 446	2 543	
Level 6	33.025	2 021											98	34	44		11	2 208	2 197	2 395		51	97	2 446	2 543	
Level 5	29.230	2 027											98	34	44		11	2 214	2 203	2 406		51	97	2 457	2 554	
Level 4	23.455												76	36				112	112	124				124	124	
Level 3	18.835													34				34	34	34				34	34	
Level 2	14.215													36				36	36	36				36	36	
Level 1A																										
Level 1 - GF	8.275												397	33	7		21	458	437	560		42	121	602	723	
Level B0																										
Level B1	4.150												60	17			61	138	77	226			120	226	346	
Level B2	1.180																									
Level B3	-1.790																									
Level B4	-4.760																									
Level B5	-7.730																									
Area per function		36766	0	0	0	0	0	0	0	0	0	0	2366	848	799	0	280	41059	40779	44662	0	1341	1776	46 003	47779	0

Note Measured according to the AIA method of calculation

YANGON LANDMARK

TOWER 4 - OFFICE TOWER

ARCHETYPE MYANMAR LTD.

2016.03.01

NLA	GFA	EFFICIENCY
36 369	39 290	93%

DETAILED SCHEDULE			NLA													NON-NLA			NET AREAS		GFA	NON-GFA			CFA	F. PLATE	OUT
		Level	a Offices	b Residential	c Serviced Apartments	d Hotel Rooms	e Function	f Ballroom	g Anchors	h Units	i Supermarket	j F&B	k Food Court	l Circulation	m Vertical circulation	n WC	o Mall	p BOH	Loading bay / Delivery area (shared with global plan)	q NET AREA q=Σ(a...p)+(Y 1/2)	r NET LEASABLE AREA r=Σ(a...n)+(Y 1/2)	s FINAL s=x-(t+u+v)+(Y 1/2)	t PARKING	u EXCLUSIONS - MEP	v EXCLUSIONS - VOID	w CFA w=x-v	x FLOORPLATE	y OUTDOORS
Upper roof	Upper roof																											
Level 27	26th Floor																											
Level 26	25th Floor																											
Level 25	24th Floor																											
Level 24	23rd Floor	102.655												24	35					59	59	145		243	20	388	408	
Level 23	22nd Floor	97.705												27	34					61	61	161		208	61	369	430	
Level 22	21st Floor	93.745	1 840											88	37	45		16		2 026	2 010	2 148		58	63	2 206	2 269	
Level 21	20th Floor	89.950	1 840											88	37	45		16		2 026	2 010	2 148		58	63	2 206	2 269	
Level 20	19th Floor	86.155	1 840											88	37	45		16		2 026	2 010	2 148		58	63	2 206	2 269	
Level 19	18th Floor	82.360	1 840											88	37	45		16		2 026	2 010	2 148		58	63	2 206	2 269	
Level 18	17th Floor	78.565	1 840											88	37	45		16		2 026	2 010	2 148		58	63	2 206	2 269	
Level 17	16th Floor	74.770	1 840											88	37	45		16		2 026	2 010	2 148		58	63	2 206	2 269	
Level 16	15th Floor	70.975	1 840											88	37	45		16		2 026	2 010	2 148		58	63	2 206	2 269	
Level 15	14th Floor	67.180	1 795											71	37	45		13		1 961	1 948	2 099		107	63	2 206	2 269	
Level 14	13th Floor	63.385	1 795											89	37	45		13		1 979	1 966	2 115		58	96	2 173	2 269	
Level 13	12th Floor	59.590	1 795											89	37	45		13		1 979	1 966	2 115		58	96	2 173	2 269	
Level 12	11th Floor	55.795	1 795											89	37	45		13		1 979	1 966	2 115		58	96	2 173	2 269	
Level 11	10th Floor	52.000	1 795											89	37	45		13		1 979	1 966	2 115		58	96	2 173	2 269	
Level 10	9th Floor	48.205	1 795											89	37	45		13		1 979	1 966	2 115		58	96	2 173	2 269	
Level 9	8th Floor	44.410	1 795											89	37	45		13		1 979	1 966	2 115		58	96	2 173	2 269	
Level 8	7th Floor	40.615	1 795											89	37	45		13		1 979	1 966	2 115		58	96	2 173	2 269	
Level 7	6th Floor	36.820	1 795											89	37	45		13		1 979	1 966	2 115		58	96	2 173	2 269	
Level 6	5th Floor	33.025	1 826											89	37	45		13		2 010	1 997	2 144		58	96	2 202	2 298	
Level 5	4th Floor	29.230	1 795											89	37	45		13		1 979	1 966	2 115		58	96	2 173	2 269	
Level 4	3rd Floor	23.455													36					36	36	36				36	36	
Level 3	2nd Floor	18.835												77	36					113	113	129				129	129	
Level 2	1st Floor	14.215													36					36	36	36				36	36	
Level 1A	Mezzanine																											
Level 1 - GF	Ground Floor	8.275												318	31	6				355	355	469		59	125	528	653	
Level B0	Basement 0																											
Level B1	Basement 1	4.150																										
Level B2	Basement 2	1.180																										
Level B3	Basement 3	-1.790																										
Level B4	Basement 4	-4.760																										
Level B5	Basement 5	-7.730																										
Area per function			32656	0	0	0	0	0	0	0	0	0	0	2023	874	816	0	255	0	36624	36369	39290	0	1603	1670	40 893	42563	0

Note

Measured according to the AIA method of calculatior

PROJECT CONSOLIDATED - INCOME

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025
Operating Period Start					1	2	3	4	5
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE									
1. Branded Residence Long Term Leasehold	$23,302,802	$35,925,152	$60,198,904	$74,763,155	-	-	-	-	-
2. Business Hotel/Serviced Apartments	-	-	-	-	$26,215,683	$28,930,879	$29,798,805	$30,692,769	$31,613,552
3. Office Tower 3	-	-	-	-	$16,591,973	$18,310,427	$18,859,740	$19,425,532	$20,008,298
4. Retail	-	-	-	-	$5,284,814	$5,945,416	$6,242,687	$6,554,821	$6,882,562
5. Office Tower 4	-	-	-	-	$15,345,713	$16,935,091	$17,443,144	$17,966,438	$18,505,431
TOTAL REVENUES	$23,302,802	$35,925,152	$60,198,904	$74,763,155	$63,438,184	$70,121,813	$72,344,376	$74,639,561	$77,009,844

Payment collections for leasehold sales are treated as receipt in advance. There is no profit recognized until the delivery of units. As such this is not a taxable income until completion and handover of units, which is also first operational year.

PROJECT CONSOLIDATED - INCOME

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034
Operating Period Start	6	7	8	9	10	11	12	13	14
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE									
1. Branded Residence Long Term Leasehold	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$32,561,959	$33,538,818	$34,544,982	$35,581,332	$36,648,772	$37,748,235	$38,880,682	$40,047,102	$41,248,515
3. Office Tower 3	$20,608,547	$21,226,803	$21,863,607	$22,519,516	$23,195,101	$23,890,954	$24,607,683	$25,345,913	$26,106,291
4. Retail	$7,226,691	$7,588,025	$7,967,426	$8,365,798	$8,784,088	$9,223,292	$9,684,457	$10,168,679	$10,677,113
5. Office Tower 4	$19,060,594	$19,632,412	$20,221,384	$20,828,026	$21,452,866	$22,096,452	$22,759,346	$23,442,126	$24,145,390
TOTAL REVENUES	$79,457,790	$81,986,058	$84,597,400	$87,294,671	$90,080,827	$92,958,933	$95,932,167	$99,003,821	$102,177,310

PROJECT CONSOLIDATED - INCOME

Year	2035	2036	2037	2038	2039	2040	2041	2042	2043
Operating Period Start	15	16	17	18	19	20	21	22	23
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE									
1. Branded Residence Long Term Leasehold	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$42,485,971	$43,760,550	$45,073,366	$46,425,567	$47,818,334	$49,252,885	$50,730,471	$52,252,385	$53,819,957
3. Office Tower 3	$26,889,479	$27,696,164	$28,527,049	$29,382,860	$30,264,346	$31,172,276	$32,107,445	$33,070,668	$34,062,788
4. Retail	$11,210,969	$11,771,517	$12,360,093	$12,978,098	$13,627,003	$14,308,353	$15,023,771	$15,774,959	$16,563,707
5. Office Tower 4	$24,869,752	$25,615,844	$26,384,320	$27,175,849	$27,991,125	$28,830,858	$29,695,784	$30,586,658	$31,504,257
TOTAL REVENUES	$105,456,171	$108,844,076	$112,344,828	$115,962,375	$119,700,808	$123,564,372	$127,557,471	$131,684,670	$135,950,709

PROJECT CONSOLIDATED - INCOME

Year	2044	2045	2046	2047	2048	2049	2050	2051	2052
Operating Period Start	24	25	26	27	28	29	30	31	32
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE									
1. Branded Residence Long Term Leasehold	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$55,434,555	$57,097,592	$58,810,520	$60,574,835	$62,392,081	$64,263,843	$66,191,758	$68,177,511	$70,222,836
3. Office Tower 3	$35,084,672	$36,137,212	$37,221,328	$38,337,968	$39,488,107	$40,672,750	$41,892,933	$43,149,721	$44,444,212
4. Retail	$17,391,893	$18,261,487	$19,174,562	$20,133,290	$21,139,954	$22,196,952	$23,306,799	$24,472,139	$25,695,746
5. Office Tower 4	$32,449,385	$33,422,867	$34,425,553	$35,458,319	$36,522,069	$37,617,731	$38,746,263	$39,908,651	$41,105,910
TOTAL REVENUES	$140,360,505	$144,919,158	$149,631,962	$154,504,412	$159,542,211	$164,751,276	$170,137,753	$175,708,022	$181,468,705

PROJECT CONSOLIDATED - INCOME

Year	2053	2054	2055	2056	2057	2058	2059	2060	2061
Operating Period Start	33	34	35	36	37	38	39	40	41
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE									
1. Branded Residence Long Term Leasehold	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$72,329,521	$74,499,407	$76,734,389	$79,036,421	$81,407,514	$83,849,739	$86,365,231	$88,956,188	$91,624,874
3. Office Tower 3	$45,777,539	$47,150,865	$48,565,391	$50,022,353	$51,523,023	$53,068,714	$54,660,775	$56,300,599	$57,989,617
4. Retail	$26,980,534	$28,329,560	$29,746,038	$31,233,340	$32,795,007	$34,434,758	$36,156,495	$37,964,320	$39,862,536
5. Office Tower 4	$42,339,088	$43,609,260	$44,917,538	$46,265,064	$47,653,016	$49,082,607	$50,555,085	$52,071,737	$53,633,889
TOTAL REVENUES	$187,426,681	$193,589,093	$199,963,357	$206,557,178	$213,378,560	$220,435,817	$227,737,587	$235,292,844	$243,110,916

PROJECT CONSOLIDATED - INCOME

Year	2062	2063	2064	2065	2066	2067
Operating Period Start	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE						
1. Branded Residence Long Term Leasehold	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$94,373,620	$97,204,828	$100,120,973	$103,124,603	$106,218,341	$109,404,891
3. Office Tower 3	$59,729,305	$61,521,184	$63,366,820	$65,267,824	$67,225,859	$69,242,635
4. Retail	$41,855,663	$43,948,446	$46,145,869	$48,453,162	$50,875,820	$53,419,611
5. Office Tower 4	$55,242,906	$56,900,193	$58,607,199	$60,365,415	$62,176,378	$64,041,669
TOTAL REVENUES	$251,201,494	$259,574,652	$268,240,861	$277,211,004	$286,496,397	$296,108,806

PROJECT CONSOLIDATED - EXPENDITURE

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025
Operating Period Start					1	2	3	4	5
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR									
Cost of Construction	$131,500,000	$105,200,000	$184,100,000	$105,200,000	$0	$0	$0	$0	$0
Business Hotel/Serviced Apartments	-	-	-	-	$5,815,609	$6,417,940	$6,610,478	$6,808,793	$7,013,056
TOTAL COSTS OF SALES	$131,500,000	$105,200,000	$184,100,000	$105,200,000	$5,815,609	$6,417,940	$6,610,478	$6,808,793	$7,013,056
VARIABLE X & SG&A									
1. Branded Residence	$6,312,920	$5,544,773	$9,219,169	$11,725,540	-	-	-	-	-
2. Business Hotel/Serviced Apartments	-	-	-	-	$7,440,171	$8,210,760	$8,531,580	$8,787,528	$9,130,187
3. Office Tower 3	-	-	-	-	$3,982,073	$4,394,502	$4,526,338	$4,662,128	$4,801,992
4. Retail	-	-	-	-	$1,268,355	$1,426,900	$1,498,245	$1,573,157	$1,651,815
5. Office Tower 4	-	-	-	-	$3,682,971	$4,064,422	$4,186,354	$4,311,945	$4,441,303
6. Pre-Opening Expenses	$2,968,500	$595,362	$667,902	$2,693,829	-	-	-	-	-
7. MDL Overheads (JV Management)	$550,000	$188,000	$401,000	$1,177,380	$1,212,701	$1,249,082	$1,286,555	$1,325,152	$1,364,906
8. Land Lease Related Costs (during Construction)	$1,364,431	$902,486	$902,486	$902,486	-	-	-	-	-
TOTAL SG&A EXPENSES	$11,195,851	$7,230,621	$11,190,557	$16,499,235	$17,586,273	$19,345,667	$20,029,072	$20,659,909	$21,390,203
FIXED EXPENSES									
1. Branded Residence	$0	$0	$0	$0	$601,362	$601,362	$601,362	$601,362	$601,362
2. Business Hotel/Serviced Apartments	-	-	-	-	$2,105,435	$2,263,430	$2,602,805	$2,663,490	$3,032,459
3. Office Tower 3	-	-	-	-	$1,231,781	$1,283,335	$1,299,814	$1,316,788	$1,334,271
4. Retail	-	-	-	-	$593,892	$613,710	$622,629	$631,993	$641,825
5. Office Tower 4	-	-	-	-	$1,115,013	$1,162,695	$1,177,936	$1,193,635	$1,209,805
TOTAL FIXED EXPENSES	$0	$0	$0	$0	$5,647,484	$5,924,532	$6,304,546	$6,407,268	$6,819,721
INTEREST EXPENSE	$3,645,000	$8,505,000	$9,720,000	$9,720,000	$8,748,000	$7,452,000	$6,156,000	$4,860,000	$3,564,000
DEPRECIATION									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	-	-	-	-	$9,214,555	$9,214,555	$9,214,555	$9,214,555	$9,214,555
3. Office Tower 3	-	-	-	-	$4,304,207	$4,304,207	$4,304,207	$4,304,207	$4,304,207
4. Retail	-	-	-	-	$5,590,594	$5,590,594	$5,590,594	$5,590,594	$5,590,594
5. Office Tower 4	-	-	-	-	$4,023,019	$4,023,019	$4,023,019	$4,023,019	$4,023,019
TOTAL DEPRECIATION	$0	$0	$0	$0	$23,132,376	$23,132,376	$23,132,376	$23,132,376	$23,132,376
Commercial Tax	$699,084	$1,077,755	$1,805,967	$2,242,895	$3,171,909	$3,506,091	$3,617,219	$3,731,978	$3,850,492
Property Tax									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	-	-	-	-	$1,038,332	$1,145,874	$1,180,250	$1,215,657	$1,252,127
3. Office Tower 3	-	-	-	-	$768,291	$847,864	$873,300	$899,499	$926,484
4. Retail	-	-	-	-	$302,978	$340,851	$357,893	$375,788	$394,577
5. Office Tower 4	-	-	-	-	$710,583	$784,179	$807,705	$831,936	$856,894
TOTAL PROPERTY TAX	$0	$0	$0	$0	$2,820,185	$3,118,768	$3,219,148	$3,322,880	$3,430,083
Corporate Income Tax									
1. Branded Residence	-	-	-	-	$0	$0	$0	$0	$0
2. Business Hotel/Serviced Apartments	-	-	-	-	$0	$0	$0	$0	$0
3. Office Tower 3	-	-	-	-	$0	$0	$0	$0	$0
4. Retail	-	-	-	-	$0	$0	$0	$0	$0
5. Office Tower 4	-	-	-	-	$0	$0	$0	$0	$0
TOTAL CORPORATE INCOME TAX	$0	$0	$0	$0	$0	$0	$0	$0	$0
CSR Contribution	$0	$0	$0	$0	$0	$24,489	$65,511	$114,327	$156,198

Payment collections for leasehold sales are treated as receipt in advance. There is no profit recognized until the delivery of units.
As such this is not a taxable income until completion and handover of units, which is also first operational year.

PROJECT CONSOLIDATED - EXPENDITURE									
Year	2026	2027	2028	2029	2030	2031	2032	2033	2034
Operating Period Start	6	7	8	9	10	11	12	13	14
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR									
Cost of Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0
Business Hotel/Serviced Apartments	$7,223,448	$7,440,151	$7,663,356	$7,893,257	$8,130,054	$8,373,956	$8,625,175	$8,883,930	$9,150,448
TOTAL COSTS OF SALES	$7,223,448	$7,440,151	$7,663,356	$7,893,257	$8,130,054	$8,373,956	$8,625,175	$8,883,930	$9,150,448
VARIABLE X & SG&A									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$9,559,593	$9,846,381	$10,141,773	$10,446,026	$10,759,407	$11,082,189	$11,414,654	$11,757,094	$12,109,807
3. Office Tower 3	$4,946,051	$5,094,433	$5,247,266	$5,404,684	$5,566,824	$5,733,829	$5,905,844	$6,083,019	$6,265,510
4. Retail	$1,734,406	$1,821,126	$1,912,182	$2,007,791	$2,108,181	$2,213,590	$2,324,270	$2,440,483	$2,562,507
5. Office Tower 4	$4,574,543	$4,711,779	$4,853,132	$4,998,726	$5,148,688	$5,303,149	$5,462,243	$5,626,110	$5,794,894
6. Pre-Opening Expenses	-	-	-	-	-	-	-	-	-
7. MDL Overheads (JV Management)	$1,405,853	$1,448,029	$1,491,470	$1,536,214	$1,582,300	$1,629,769	$1,678,662	$1,729,022	$1,780,893
8. Land Lease Related Costs (during Construction)	-	-	-	-	-	-	-	-	-
TOTAL SG&A EXPENSES	$22,220,446	$22,921,748	$23,645,823	$24,393,441	$25,165,400	$25,962,526	$26,785,673	$27,635,729	$28,513,610
FIXED EXPENSES									
1. Branded Residence	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
2. Business Hotel/Serviced Apartments	$3,076,844	$3,151,750	$3,228,904	$3,308,372	$3,390,224	$3,474,532	$3,561,370	$3,650,812	$3,742,937
3. Office Tower 3	$1,352,278	$1,370,826	$1,389,930	$1,409,607	$1,429,875	$1,450,751	$1,472,252	$1,494,399	$1,517,211
4. Retail	$652,149	$662,989	$674,371	$686,322	$698,871	$712,047	$725,882	$740,408	$755,661
5. Office Tower 4	$1,226,460	$1,243,614	$1,261,284	$1,279,483	$1,298,228	$1,317,536	$1,337,422	$1,357,906	$1,379,004
TOTAL FIXED EXPENSES	$6,909,092	$7,030,541	$7,155,850	$7,285,146	$7,418,560	$7,556,227	$7,698,288	$7,844,887	$7,996,175
INTEREST EXPENSE	$2,268,000	$972,000	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$6,193,246	$6,193,246	$6,193,246	$6,193,246	$6,193,246	$3,516,941	$3,516,941	$3,516,941	$3,516,941
3. Office Tower 3	$4,233,165	$4,233,165	$4,233,165	$4,233,165	$4,233,165	$2,447,777	$2,447,777	$2,447,777	$2,447,777
4. Retail	$5,340,971	$5,340,971	$5,340,971	$5,340,971	$5,340,971	$3,299,019	$3,299,019	$3,299,019	$3,299,019
5. Office Tower 4	$3,957,385	$3,957,385	$3,957,385	$3,957,385	$3,957,385	$2,421,571	$2,421,571	$2,421,571	$2,421,571
TOTAL DEPRECIATION	$19,724,767	$19,724,767	$19,724,767	$19,724,767	$19,724,767	$11,685,307	$11,685,307	$11,685,307	$11,685,307
Commercial Tax	$3,972,890	$4,099,303	$4,229,870	$4,364,734	$4,504,041	$4,647,947	$4,796,608	$4,950,191	$5,108,865
Property Tax									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$1,289,691	$1,328,382	$1,368,233	$1,409,280	$1,451,559	$1,495,105	$1,539,958	$1,586,157	$1,633,742
3. Office Tower 3	$954,279	$982,907	$1,012,394	$1,042,766	$1,074,049	$1,106,271	$1,139,459	$1,173,643	$1,208,852
4. Retail	$414,306	$435,021	$456,773	$479,611	$503,592	$528,771	$555,210	$582,970	$612,119
5. Office Tower 4	$882,601	$909,079	$936,351	$964,442	$993,375	$1,023,176	$1,053,872	$1,085,488	$1,118,052
TOTAL PROPERTY TAX	$3,540,877	$3,655,389	$3,773,751	$3,896,099	$4,022,574	$4,153,323	$4,288,499	$4,428,258	$4,572,765
Corporate Income Tax									
1. Branded Residence	$0	$0	$0	$0	$0	$0	$0	$0	$0
2. Business Hotel/Serviced Apartments	$897,760	$975,492	$1,055,555	$1,138,021	$1,222,961	$1,979,525	$2,069,637	$2,162,453	$2,258,054
3. Office Tower 3	$2,023,087	$2,121,033	$2,221,918	$2,325,829	$2,432,858	$2,989,445	$3,102,992	$3,219,945	$3,340,407
4. Retail	$0	$0	$0	$0	$0	$502,175	$573,963	$649,341	$728,488
5. Office Tower 4	$1,866,644	$1,957,233	$2,050,541	$2,146,647	$2,245,637	$2,731,550	$2,836,568	$2,944,736	$3,056,150
TOTAL CORPORATE INCOME TAX	$4,787,490	$5,053,758	$5,328,014	$5,610,498	$5,901,456	$8,202,695	$8,583,160	$8,976,476	$9,383,098
CSR Contribution	$176,216	$221,768	$261,519	$282,535	$304,279	$447,539	$469,389	$491,981	$515,341

PROJECT CONSOLIDATED - EXPENDITURE									
Year	2035	2036	2037	2038	2039	2040	2041	2042	2043
Operating Period Start	15	16	17	18	19	20	21	22	23
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR									
Cost of Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0
Business Hotel/Serviced Apartments	$9,424,961	$9,707,710	$9,998,941	$10,298,910	$10,607,877	$10,926,113	$11,253,897	$11,591,514	$11,939,259
TOTAL COSTS OF SALES	$9,424,961	$9,707,710	$9,998,941	$10,298,910	$10,607,877	$10,926,113	$11,253,897	$11,591,514	$11,939,259
VARIABLE X & SG&A									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$12,473,101	$12,847,294	$13,232,713	$13,629,694	$14,038,585	$14,459,743	$14,893,535	$15,340,341	$15,800,551
3. Office Tower 3	$6,453,475	$6,647,079	$6,846,492	$7,051,886	$7,263,443	$7,481,346	$7,705,787	$7,936,960	$8,175,069
4. Retail	$2,690,633	$2,825,164	$2,966,422	$3,114,744	$3,270,481	$3,434,005	$3,605,705	$3,785,990	$3,975,290
5. Office Tower 4	$5,968,740	$6,147,803	$6,332,237	$6,522,204	$6,717,870	$6,919,406	$7,126,988	$7,340,798	$7,561,022
6. Pre-Opening Expenses	-	-	-	-	-	-	-	-	-
7. MDL Overheads (JV Management)	$1,834,320	$1,889,349	$1,946,030	$2,004,411	$2,064,543	$2,126,479	$2,190,274	$2,255,982	$2,323,661
8. Land Lease Related Costs (during Construction)	-	-	-	-	-	-	-	-	-
TOTAL SG&A EXPENSES	$29,420,269	$30,356,690	$31,323,894	$32,322,939	$33,354,922	$34,420,979	$35,522,289	$36,660,071	$37,835,593
FIXED EXPENSES									
1. Branded Residence	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
2. Business Hotel/Serviced Apartments	$3,837,827	$3,935,563	$4,036,231	$4,139,919	$4,246,718	$4,356,720	$4,470,023	$4,586,725	$4,706,928
3. Office Tower 3	$1,540,706	$1,564,907	$1,589,833	$1,615,508	$1,641,952	$1,669,190	$1,697,245	$1,726,142	$1,755,906
4. Retail	$771,677	$788,494	$806,151	$824,691	$844,158	$864,599	$886,061	$908,597	$932,259
5. Office Tower 4	$1,400,735	$1,423,117	$1,446,172	$1,469,917	$1,494,376	$1,519,568	$1,545,516	$1,572,242	$1,599,770
TOTAL FIXED EXPENSES	$8,152,307	$8,313,442	$8,479,749	$8,651,397	$8,828,566	$9,011,439	$9,200,207	$9,395,068	$9,596,225
INTEREST EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$0	$0	$0
3. Office Tower 3	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$0	$0	$0
4. Retail	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$0	$0	$0
5. Office Tower 4	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$0	$0	$0
TOTAL DEPRECIATION	$11,685,307	$11,685,307	$11,685,307	$11,685,307	$11,685,307	$11,685,307	$0	$0	$0
Commercial Tax	$5,272,809	$5,442,204	$5,617,241	$5,798,119	$5,985,040	$6,178,219	$6,377,874	$6,584,234	$6,797,535
Property Tax									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$1,682,754	$1,733,237	$1,785,234	$1,838,791	$1,893,955	$1,950,773	$2,009,296	$2,069,575	$2,131,663
3. Office Tower 3	$1,245,117	$1,282,471	$1,320,945	$1,360,573	$1,401,391	$1,443,432	$1,486,735	$1,531,337	$1,577,277
4. Retail	$642,725	$674,861	$708,604	$744,034	$781,236	$820,298	$861,313	$904,378	$949,597
5. Office Tower 4	$1,151,594	$1,186,142	$1,221,726	$1,258,378	$1,296,129	$1,335,013	$1,375,063	$1,416,315	$1,458,805
TOTAL PROPERTY TAX	$4,722,190	$4,876,710	$5,036,509	$5,201,776	$5,372,710	$5,549,516	$5,732,408	$5,921,606	$6,117,342
Corporate Income Tax									
1. Branded Residence	$0	$0	$0	$0	$0	$0	$0	$0	$0
2. Business Hotel/Serviced Apartments	$2,356,522	$2,457,944	$2,562,410	$2,670,009	$2,780,836	$2,894,987	$3,891,799	$4,012,903	$4,137,639
3. Office Tower 3	$3,464,482	$3,592,280	$3,723,912	$3,859,493	$3,999,141	$4,142,979	$4,903,076	$5,055,674	$5,212,849
4. Retail	$811,592	$898,851	$990,473	$1,086,676	$1,187,690	$1,293,754	$2,229,876	$2,346,811	$2,469,594
5. Office Tower 4	$3,170,906	$3,289,105	$3,410,850	$3,536,247	$3,665,406	$3,798,440	$4,540,857	$4,681,993	$4,827,362
TOTAL CORPORATE INCOME TAX	$9,803,502	$10,238,181	$10,687,645	$11,152,425	$11,633,073	$12,130,160	$15,565,608	$16,097,380	$16,647,445
CSR Contribution	$539,497	$564,477	$590,311	$617,030	$644,666	$673,253	$878,104	$908,696	$940,346

PROJECT CONSOLIDATED - EXPENDITURE									
Year	2044	2045	2046	2047	2048	2049	2050	2051	2052
Operating Period Start	24	25	26	27	28	29	30	31	32
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR									
Cost of Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0
Business Hotel/Serviced Apartments	$12,297,437	$12,666,360	$13,046,351	$13,437,741	$13,840,873	$14,256,100	$14,683,783	$15,124,296	$15,578,025
TOTAL COSTS OF SALES	$12,297,437	$12,666,360	$13,046,351	$13,437,741	$13,840,873	$14,256,100	$14,683,783	$15,124,296	$15,578,025
VARIABLE X & SG&A									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$16,274,568	$16,762,805	$17,265,689	$17,783,660	$18,317,169	$18,866,685	$19,432,685	$20,015,666	$20,616,136
3. Office Tower 3	$8,420,321	$8,672,931	$8,933,119	$9,201,112	$9,477,146	$9,761,460	$10,054,304	$10,355,933	$10,666,611
4. Retail	$4,174,054	$4,382,757	$4,601,895	$4,831,989	$5,073,589	$5,327,268	$5,593,632	$5,873,313	$6,166,979
5. Office Tower 4	$7,787,852	$8,021,488	$8,262,133	$8,509,997	$8,765,297	$9,028,255	$9,299,103	$9,578,076	$9,865,418
6. Pre-Opening Expenses	-	-	-	-	-	-	-	-	-
7. MDL Overheads (JV Management)	$2,393,371	$2,465,172	$2,539,127	$2,615,301	$2,693,760	$2,774,573	$2,857,810	$2,943,545	$3,031,851
8. Land Lease Related Costs (during Construction)	-	-	-	-	-	-	-	-	-
TOTAL SG&A EXPENSES	$39,050,167	$40,305,153	$41,601,963	$42,942,059	$44,326,961	$45,758,242	$47,237,534	$48,766,533	$50,346,995
FIXED EXPENSES									
1. Branded Residence	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
2. Business Hotel/Serviced Apartments	$4,830,737	$4,958,260	$5,089,609	$5,224,899	$5,364,247	$5,507,776	$5,655,610	$5,807,880	$5,964,717
3. Office Tower 3	$1,786,562	$1,818,138	$1,850,662	$1,884,161	$1,918,665	$1,954,205	$1,990,810	$2,028,514	$2,067,348
4. Retail	$957,105	$983,193	$1,010,585	$1,039,347	$1,069,547	$1,101,257	$1,134,552	$1,169,512	$1,206,220
5. Office Tower 4	$1,628,124	$1,657,328	$1,687,409	$1,718,392	$1,750,304	$1,783,174	$1,817,030	$1,851,902	$1,887,819
TOTAL FIXED EXPENSES	$9,803,890	$10,018,281	$10,239,627	$10,468,160	$10,704,125	$10,947,773	$11,199,364	$11,459,169	$11,727,467
INTEREST EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$0	$0	$0	$0	$0	$0	$0	$0	$0
3. Office Tower 3	$0	$0	$0	$0	$0	$0	$0	$0	$0
4. Retail	$0	$0	$0	$0	$0	$0	$0	$0	$0
5. Office Tower 4	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$7,018,025	$7,245,958	$7,481,598	$7,725,221	$7,977,111	$8,237,564	$8,506,888	$8,785,401	$9,073,435
Property Tax									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$2,195,612	$2,261,481	$2,329,325	$2,399,205	$2,471,181	$2,545,317	$2,621,676	$2,700,326	$2,781,336
3. Office Tower 3	$1,624,596	$1,673,334	$1,723,534	$1,775,240	$1,828,497	$1,883,352	$1,939,852	$1,998,048	$2,057,989
4. Retail	$997,077	$1,046,931	$1,099,278	$1,154,241	$1,211,954	$1,272,551	$1,336,179	$1,402,988	$1,473,137
5. Office Tower 4	$1,502,569	$1,547,646	$1,594,075	$1,641,897	$1,691,154	$1,741,889	$1,794,146	$1,847,970	$1,903,409
TOTAL PROPERTY TAX	$6,319,854	$6,529,391	$6,746,212	$6,970,584	$7,202,786	$7,443,109	$7,691,853	$7,949,332	$8,215,872
Corporate Income Tax									
1. Branded Residence	$0	$0	$0	$0	$0	$0	$0	$0	$0
2. Business Hotel/Serviced Apartments	$4,266,118	$4,398,452	$4,534,755	$4,675,147	$4,819,751	$4,968,694	$5,122,104	$5,280,117	$5,442,870
3. Office Tower 3	$5,374,740	$5,541,487	$5,713,237	$5,890,139	$6,072,349	$6,260,024	$6,453,330	$6,652,435	$6,857,513
4. Retail	$2,598,515	$2,733,883	$2,876,019	$3,025,262	$3,181,967	$3,346,507	$3,519,274	$3,700,680	$3,891,156
5. Office Tower 4	$4,977,093	$5,131,315	$5,290,165	$5,453,779	$5,622,303	$5,795,882	$5,974,668	$6,158,818	$6,348,492
TOTAL CORPORATE INCOME TAX	$17,216,466	$17,805,137	$18,414,175	$19,044,328	$19,696,369	$20,371,106	$21,069,376	$21,792,049	$22,540,031
CSR Contribution	$973,093	$1,006,978	$1,042,041	$1,078,326	$1,115,880	$1,154,748	$1,194,979	$1,236,625	$1,279,738

PROJECT CONSOLIDATED - EXPENDITURE									
Year	2053	2054	2055	2056	2057	2058	2059	2060	2061
Operating Period Start	33	34	35	36	37	38	39	40	41
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR									
Cost of Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0
Business Hotel/Serviced Apartments	$16,045,366	$16,526,727	$17,022,529	$17,533,204	$18,059,200	$18,600,977	$19,159,006	$19,733,776	$20,325,789
TOTAL COSTS OF SALES	$16,045,366	$16,526,727	$17,022,529	$17,533,204	$18,059,200	$18,600,977	$19,159,006	$19,733,776	$20,325,789
VARIABLE X & SG&A									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$21,234,620	$21,871,658	$22,527,808	$23,203,642	$23,899,752	$24,616,744	$25,355,246	$26,115,904	$26,899,381
3. Office Tower 3	$10,986,609	$11,316,208	$11,655,694	$12,005,365	$12,365,526	$12,736,491	$13,118,586	$13,512,144	$13,917,508
4. Retail	$6,475,328	$6,799,094	$7,139,049	$7,496,002	$7,870,802	$8,264,342	$8,677,559	$9,111,437	$9,567,009
5. Office Tower 4	$10,161,381	$10,466,222	$10,780,209	$11,103,615	$11,436,724	$11,779,826	$12,133,220	$12,497,217	$12,872,133
6. Pre-Opening Expenses	-	-	-	-	-	-	-	-	-
7. MDL Overheads (JV Management)	$3,122,806	$3,216,491	$3,312,985	$3,412,375	$3,514,746	$3,620,189	$3,728,794	$3,840,658	$3,955,878
8. Land Lease Related Costs (during Construction)	-	-	-	-	-	-	-	-	-
TOTAL SG&A EXPENSES	$51,980,745	$53,669,673	$55,415,746	$57,220,999	$59,087,549	$61,017,591	$63,013,406	$65,077,359	$67,211,909
FIXED EXPENSES									
1. Branded Residence	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
2. Business Hotel/Serviced Apartments	$6,126,260	$6,292,649	$6,464,030	$6,640,552	$6,822,369	$7,009,642	$7,202,532	$7,401,209	$7,605,847
3. Office Tower 3	$2,107,348	$2,148,548	$2,190,984	$2,234,693	$2,279,713	$2,326,083	$2,373,845	$2,423,040	$2,473,710
4. Retail	$1,244,764	$1,285,235	$1,327,729	$1,372,348	$1,419,198	$1,468,391	$1,520,043	$1,574,278	$1,631,224
5. Office Tower 4	$1,924,815	$1,962,920	$2,002,168	$2,042,594	$2,084,232	$2,127,120	$2,171,295	$2,216,794	$2,263,659
TOTAL FIXED EXPENSES	$12,004,549	$12,290,714	$12,586,273	$12,891,548	$13,206,875	$13,532,598	$13,869,077	$14,216,683	$14,575,802
INTEREST EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0
DEPRECIATION									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$0	$0	$0	$0	$0	$0	$0	$0	$0
3. Office Tower 3	$0	$0	$0	$0	$0	$0	$0	$0	$0
4. Retail	$0	$0	$0	$0	$0	$0	$0	$0	$0
5. Office Tower 4	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$9,371,334	$9,679,455	$9,998,168	$10,327,859	$10,668,928	$11,021,791	$11,386,879	$11,764,642	$12,155,546
Property Tax									
1. Branded Residence	-	-	-	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$2,864,776	$2,950,720	$3,039,241	$3,130,418	$3,224,331	$3,321,061	$3,420,693	$3,523,313	$3,629,013
3. Office Tower 3	$2,119,729	$2,183,321	$2,248,820	$2,316,285	$2,385,774	$2,457,347	$2,531,067	$2,606,999	$2,685,209
4. Retail	$1,546,794	$1,624,134	$1,705,340	$1,790,607	$1,880,138	$1,974,145	$2,072,852	$2,176,494	$2,285,319
5. Office Tower 4	$1,960,511	$2,019,327	$2,079,907	$2,142,304	$2,206,573	$2,272,770	$2,340,953	$2,411,182	$2,483,517
TOTAL PROPERTY TAX	$8,491,811	$8,777,501	$9,073,309	$9,379,615	$9,696,815	$10,025,322	$10,365,565	$10,717,989	$11,083,059
Corporate Income Tax									
1. Branded Residence	$0	$0	$0	$0	$0	$0	$0	$0	$0
2. Business Hotel/Serviced Apartments	$5,610,506	$5,783,171	$5,961,016	$6,144,196	$6,332,871	$6,527,207	$6,727,373	$6,933,544	$7,145,900
3. Office Tower 3	$7,068,744	$7,286,311	$7,510,406	$7,741,223	$7,978,965	$8,223,839	$8,476,060	$8,735,846	$9,003,427
4. Retail	$4,091,155	$4,301,155	$4,521,654	$4,753,179	$4,996,280	$5,251,536	$5,519,554	$5,800,974	$6,096,464
5. Office Tower 4	$6,543,857	$6,745,082	$6,952,344	$7,165,824	$7,385,709	$7,612,190	$7,845,466	$8,085,739	$8,333,221
TOTAL CORPORATE INCOME TAX	$23,314,262	$24,115,719	$24,945,420	$25,804,422	$26,693,825	$27,614,772	$28,568,452	$29,556,104	$30,579,013
CSR Contribution	$1,324,372	$1,370,586	$1,418,438	$1,467,991	$1,519,307	$1,572,455	$1,627,504	$1,684,526	$1,743,596

PROJECT CONSOLIDATED - EXPENDITURE						
Year	2062	2063	2064	2065	2066	2067
Operating Period Start	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR						
Cost of Construction	$0	$0	$0	$0	$0	$0
Business Hotel/Serviced Apartments	$20,935,563	$21,563,630	$22,210,539	$22,876,855	$23,563,161	$24,270,055
TOTAL COSTS OF SALES	$20,935,563	$21,563,630	$22,210,539	$22,876,855	$23,563,161	$24,270,055
VARIABLE X & SG&A						
1. Branded Residence	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$27,706,362	$28,537,553	$29,393,680	$30,275,490	$31,183,755	$32,119,268
3. Office Tower 3	$14,335,033	$14,765,084	$15,208,037	$15,664,278	$16,134,206	$16,618,232
4. Retail	$10,045,359	$10,547,627	$11,075,008	$11,628,759	$12,210,197	$12,820,707
5. Office Tower 4	$13,258,297	$13,656,046	$14,065,728	$14,487,700	$14,922,331	$15,370,001
6. Pre-Opening Expenses	-	-	-	-	-	-
7. MDL Overheads (JV Management)	$4,074,554	$4,196,791	$4,322,694	$4,452,375	$4,585,947	$4,723,525
8. Land Lease Related Costs (during Construction)	-	-	-	-	-	-
TOTAL SG&A EXPENSES	$69,419,606	$71,703,102	$74,065,147	$76,508,602	$79,036,435	$81,651,732
FIXED EXPENSES						
1. Branded Residence	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
2. Business Hotel/Serviced Apartments	$7,816,623	$8,033,723	$8,257,336	$8,487,658	$8,724,889	$8,969,236
3. Office Tower 3	$2,525,901	$2,579,658	$2,635,027	$2,692,057	$2,750,798	$2,811,301
4. Retail	$1,691,018	$1,753,801	$1,819,724	$1,888,943	$1,961,623	$2,037,936
5. Office Tower 4	$2,311,929	$2,361,648	$2,412,858	$2,465,604	$2,519,933	$2,575,892
TOTAL FIXED EXPENSES	$14,946,834	$15,330,192	$15,726,307	$16,135,624	$16,558,604	$16,995,728
INTEREST EXPENSE	$0	$0	$0	$0	$0	$0
DEPRECIATION						
1. Branded Residence	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$0	$0	$0	$0	$0	$0
3. Office Tower 3	$0	$0	$0	$0	$0	$0
4. Retail	$0	$0	$0	$0	$0	$0
5. Office Tower 4	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0
Commercial Tax	$12,560,075	$12,978,733	$13,412,043	$13,860,550	$14,324,820	$14,805,440
Property Tax						
1. Branded Residence	-	-	-	-	-	-
2. Business Hotel/Serviced Apartments	$3,737,883	$3,850,020	$3,965,520	$4,084,486	$4,207,021	$4,333,231
3. Office Tower 3	$2,765,765	$2,848,738	$2,934,201	$3,022,227	$3,112,893	$3,206,280
4. Retail	$2,399,585	$2,519,564	$2,645,543	$2,777,820	$2,916,711	$3,062,546
5. Office Tower 4	$2,558,023	$2,634,763	$2,713,806	$2,795,221	$2,879,077	$2,965,449
TOTAL PROPERTY TAX	$11,461,257	$11,853,086	$12,259,070	$12,679,753	$13,115,702	$13,567,507
Corporate Income Tax						
1. Branded Residence	$0	$0	$0	$0	$0	$0
2. Business Hotel/Serviced Apartments	$7,364,627	$7,589,915	$7,821,962	$8,060,971	$8,307,150	$8,560,714
3. Office Tower 3	$9,279,035	$9,562,911	$9,855,304	$10,156,468	$10,466,667	$10,786,172
4. Retail	$6,406,729	$6,732,508	$7,074,575	$7,433,746	$7,810,875	$8,206,860
5. Office Tower 4	$8,588,128	$8,850,682	$9,121,112	$9,399,655	$9,686,554	$9,982,061
TOTAL CORPORATE INCOME TAX	$31,638,519	$32,736,016	$33,872,953	$35,050,839	$36,271,246	$37,535,807
CSR Contribution	$1,804,793	$1,868,198	$1,933,896	$2,001,976	$2,072,529	$2,145,651

PROJECT CONSOLIDATED - PRO FORMA P&L

Year	2017	2018	2019	2020	2021	2022	2023	2024
Operating Period Start					1	2	3	4
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUES	$23,302,802	$35,925,152	$60,198,904	$74,763,155	$63,438,184	$70,121,813	$72,344,376	$74,639,561
TOTAL COSTS OF SALES	$131,500,000	$105,200,000	$184,100,000	$105,200,000	$5,815,609	$6,417,940	$6,610,478	$6,808,793
TOTAL SG&A EXPENSES	$11,195,851	$7,230,621	$11,190,557	$16,499,235	$17,586,273	$19,345,667	$20,029,072	$20,659,909
TOTAL FIXED EXPENSES	$0	$0	$0	$0	$5,647,484	$5,924,532	$6,304,546	$6,407,268
NET OPERATING INCOME	**-$119,393,050**	**-$76,505,469**	**-$135,091,653**	**-$46,936,080**	**$34,388,818**	**$38,433,674**	**$39,400,279**	**$40,763,591**
INTEREST EXPENSE	$3,645,000	$8,505,000	$9,720,000	$9,720,000	$8,748,000	$7,452,000	$6,156,000	$4,860,000
TOTAL DEPRECIATION	$0	$0	$0	$0	$23,132,376	$23,132,376	$23,132,376	$23,132,376
EARNINGS BEFORE TAXES	-$123,038,050	-$85,010,469	-$144,811,653	-$56,656,080	$2,508,443	$7,849,298	$10,111,904	$12,771,215
TOTAL COMMERCIAL TAX	$699,084	$1,077,755	$1,805,967	$2,242,895	$3,171,909	$3,506,091	$3,617,219	$3,731,978
TOTAL PROPERTY TAX	$0	$0	$0	$0	$2,820,185	$3,118,768	$3,219,148	$3,322,880
TOTAL CORPORATE INCOME TAX	$0	$0	$0	$0	$0	$0	$0	$0
NET INCOME	**-$123,737,134**	**-$86,088,223**	**-$146,617,620**	**-$58,898,974**	**-$3,483,652**	**$1,224,439**	**$3,275,537**	**$5,716,357**
CSR Contribution	$0	$0	$0	$0	$0	$24,489	$65,511	$114,327

PROJECT CONSOLIDATED - PRO FORMA P&L

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033
Operating Period Start	5	6	7	8	9	10	11	12	13
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUES	$77,009,844	$79,457,790	$81,986,058	$84,597,400	$87,294,671	$90,080,827	$92,958,933	$95,932,167	$99,003,821
TOTAL COSTS OF SALES	$7,013,056	$7,223,448	$7,440,151	$7,663,356	$7,893,257	$8,130,054	$8,373,956	$8,625,175	$8,883,930
TOTAL SG&A EXPENSES	$21,390,203	$22,220,446	$22,921,748	$23,645,823	$24,393,441	$25,165,400	$25,962,526	$26,785,673	$27,635,729
TOTAL FIXED EXPENSES	$6,819,721	$6,909,092	$7,030,541	$7,155,850	$7,285,146	$7,418,560	$7,556,227	$7,698,288	$7,844,887
NET OPERATING INCOME	**$41,786,863**	**$43,104,804**	**$44,593,617**	**$46,132,371**	**$47,722,827**	**$49,366,812**	**$51,066,224**	**$52,823,031**	**$54,639,275**
INTEREST EXPENSE	$3,564,000	$2,268,000	$972,000	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$23,132,376	$19,724,767	$19,724,767	$19,724,767	$19,724,767	$19,724,767	$11,685,307	$11,685,307	$11,685,307
EARNINGS BEFORE TAXES	$15,090,487	$21,112,037	$23,896,851	$26,407,604	$27,998,060	$29,642,045	$39,380,917	$41,137,724	$42,953,968
TOTAL COMMERCIAL TAX	$3,850,492	$3,972,890	$4,099,303	$4,229,870	$4,364,734	$4,504,041	$4,647,947	$4,796,608	$4,950,191
TOTAL PROPERTY TAX	$3,430,083	$3,540,877	$3,655,389	$3,773,751	$3,896,099	$4,022,574	$4,153,323	$4,288,499	$4,428,258
TOTAL CORPORATE INCOME TAX	$0	$4,787,490	$5,053,758	$5,328,014	$5,610,498	$5,901,456	$8,202,695	$8,583,160	$8,976,476
NET INCOME	**$7,809,912**	**$8,810,780**	**$11,088,400**	**$13,075,969**	**$14,126,730**	**$15,213,974**	**$22,376,952**	**$23,469,457**	**$24,599,043**
CSR Contribution	$156,198	$176,216	$221,768	$261,519	$282,535	$304,279	$447,539	$469,389	$491,981

PROJECT CONSOLIDATED - PRO FORMA P&L

Year	2034	2035	2036	2037	2038	2039	2040	2041	2042
Operating Period Start	14	15	16	17	18	19	20	21	22
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUES	$102,177,310	$105,456,171	$108,844,076	$112,344,828	$115,962,375	$119,700,808	$123,564,372	$127,557,471	$131,684,670
TOTAL COSTS OF SALES	$9,150,448	$9,424,961	$9,707,710	$9,998,941	$10,298,910	$10,607,877	$10,926,113	$11,253,897	$11,591,514
TOTAL SG&A EXPENSES	$28,513,610	$29,420,269	$30,356,690	$31,323,894	$32,322,939	$33,354,922	$34,420,979	$35,522,289	$36,660,071
TOTAL FIXED EXPENSES	$7,996,175	$8,152,307	$8,313,442	$8,479,749	$8,651,397	$8,828,566	$9,011,439	$9,200,207	$9,395,068
NET OPERATING INCOME	**$56,517,076**	**$58,458,634**	**$60,466,233**	**$62,542,245**	**$64,689,129**	**$66,909,443**	**$69,205,841**	**$71,581,078**	**$74,038,018**
INTEREST EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$11,685,307	$11,685,307	$11,685,307	$11,685,307	$11,685,307	$11,685,307	$11,685,307	$0	$0
EARNINGS BEFORE TAXES	$44,831,769	$46,773,327	$48,780,926	$50,856,937	$53,003,822	$55,224,136	$57,520,534	$71,581,078	$74,038,018
TOTAL COMMERCIAL TAX	$5,108,865	$5,272,809	$5,442,204	$5,617,241	$5,798,119	$5,985,040	$6,178,219	$6,377,874	$6,584,234
TOTAL PROPERTY TAX	$4,572,765	$4,722,190	$4,876,710	$5,036,509	$5,201,776	$5,372,710	$5,549,516	$5,732,408	$5,921,606
TOTAL CORPORATE INCOME TAX	$9,383,098	$9,803,502	$10,238,181	$10,687,645	$11,152,425	$11,633,073	$12,130,160	$15,565,608	$16,097,380
NET INCOME	**$25,767,040**	**$26,974,826**	**$28,223,831**	**$29,515,542**	**$30,851,502**	**$32,233,313**	**$33,662,639**	**$43,905,189**	**$45,434,797**
CSR Contribution	$515,341	$539,497	$564,477	$590,311	$617,030	$644,666	$673,253	$878,104	$908,696

PROJECT CONSOLIDATED - PRO FORMA P&L

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051
Operating Period Start	23	24	25	26	27	28	29	30	31
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUES	$135,950,709	$140,360,505	$144,919,158	$149,631,962	$154,504,412	$159,542,211	$164,751,276	$170,137,753	$175,708,022
TOTAL COSTS OF SALES	$11,939,259	$12,297,437	$12,666,360	$13,046,351	$13,437,741	$13,840,873	$14,256,100	$14,683,783	$15,124,296
TOTAL SG&A EXPENSES	$37,835,593	$39,050,167	$40,305,153	$41,601,963	$42,942,059	$44,326,961	$45,758,242	$47,237,534	$48,766,533
TOTAL FIXED EXPENSES	$9,596,225	$9,803,890	$10,018,281	$10,239,627	$10,468,160	$10,704,125	$10,947,773	$11,199,364	$11,459,169
NET OPERATING INCOME	**$76,579,633**	**$79,209,012**	**$81,929,364**	**$84,744,022**	**$87,656,452**	**$90,670,251**	**$93,789,162**	**$97,017,072**	**$100,358,024**
INTEREST EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$76,579,633	$79,209,012	$81,929,364	$84,744,022	$87,656,452	$90,670,251	$93,789,162	$97,017,072	$100,358,024
TOTAL COMMERCIAL TAX	$6,797,535	$7,018,025	$7,245,958	$7,481,598	$7,725,221	$7,977,111	$8,237,564	$8,506,888	$8,785,401
TOTAL PROPERTY TAX	$6,117,342	$6,319,854	$6,529,391	$6,746,212	$6,970,584	$7,202,786	$7,443,109	$7,691,853	$7,949,332
TOTAL CORPORATE INCOME TAX	$16,647,445	$17,216,466	$17,805,137	$18,414,175	$19,044,328	$19,696,369	$20,371,106	$21,069,376	$21,792,049
NET INCOME	**$47,017,311**	**$48,654,666**	**$50,348,877**	**$52,102,037**	**$53,916,320**	**$55,793,985**	**$57,737,384**	**$59,748,956**	**$61,831,241**
CSR Contribution	$940,346	$973,093	$1,006,978	$1,042,041	$1,078,326	$1,115,880	$1,154,748	$1,194,979	$1,236,625

PROJECT CONSOLIDATED - PRO FORMA P&L

Year	2052	2053	2054	2055	2056	2057	2058	2059	2060
Operating Period Start	32	33	34	35	36	37	38	39	40
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUES	$181,468,705	$187,426,681	$193,589,093	$199,963,357	$206,557,178	$213,378,560	$220,435,817	$227,737,587	$235,292,844
TOTAL COSTS OF SALES	$15,578,025	$16,045,366	$16,526,727	$17,022,529	$17,533,204	$18,059,200	$18,600,977	$19,159,006	$19,733,776
TOTAL SG&A EXPENSES	$50,346,995	$51,980,745	$53,669,673	$55,415,746	$57,220,999	$59,087,549	$61,017,591	$63,013,406	$65,077,359
TOTAL FIXED EXPENSES	$11,727,467	$12,004,549	$12,290,714	$12,586,273	$12,891,548	$13,206,875	$13,532,598	$13,869,077	$14,216,683
NET OPERATING INCOME	**$103,816,218**	**$107,396,022**	**$111,101,979**	**$114,938,810**	**$118,911,426**	**$123,024,936**	**$127,284,651**	**$131,696,098**	**$136,265,026**
INTEREST EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$103,816,218	$107,396,022	$111,101,979	$114,938,810	$118,911,426	$123,024,936	$127,284,651	$131,696,098	$136,265,026
TOTAL COMMERCIAL TAX	$9,073,435	$9,371,334	$9,679,455	$9,998,168	$10,327,859	$10,668,928	$11,021,791	$11,386,879	$11,764,642
TOTAL PROPERTY TAX	$8,215,872	$8,491,811	$8,777,501	$9,073,309	$9,379,615	$9,696,815	$10,025,322	$10,365,565	$10,717,989
TOTAL CORPORATE INCOME TAX	$22,540,031	$23,314,262	$24,115,719	$24,945,420	$25,804,422	$26,693,825	$27,614,772	$28,568,452	$29,556,104
NET INCOME	**$63,986,880**	**$66,218,616**	**$68,529,304**	**$70,921,913**	**$73,399,530**	**$75,965,367**	**$78,622,766**	**$81,375,201**	**$84,226,291**
CSR Contribution	$1,279,738	$1,324,372	$1,370,586	$1,418,438	$1,467,991	$1,519,307	$1,572,455	$1,627,504	$1,684,526

PROJECT CONSOLIDATED - PRO FORMA P&L

Year	2061	2062	2063	2064	2065	2066	2067
Operating Period Start	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUES	$243,110,916	$251,201,494	$259,574,652	$268,240,861	$277,211,004	$286,496,397	$296,108,806
TOTAL COSTS OF SALES	$20,325,789	$20,935,563	$21,563,630	$22,210,539	$22,876,855	$23,563,161	$24,270,055
TOTAL SG&A EXPENSES	$67,211,909	$69,419,606	$71,703,102	$74,065,147	$76,508,602	$79,036,435	$81,651,732
TOTAL FIXED EXPENSES	$14,575,802	$14,946,834	$15,330,192	$15,726,307	$16,135,624	$16,558,604	$16,995,728
NET OPERATING INCOME	**$140,997,416**	**$145,899,491**	**$150,977,729**	**$156,238,868**	**$161,689,924**	**$167,338,198**	**$173,191,290**
INTEREST EXPENSE	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$140,997,416	$145,899,491	$150,977,729	$156,238,868	$161,689,924	$167,338,198	$173,191,290
TOTAL COMMERCIAL TAX	$12,155,546	$12,560,075	$12,978,733	$13,412,043	$13,860,550	$14,324,820	$14,805,440
TOTAL PROPERTY TAX	$11,083,059	$11,461,257	$11,853,086	$12,259,070	$12,679,753	$13,115,702	$13,567,507
TOTAL CORPORATE INCOME TAX	$30,579,013	$31,638,519	$32,736,016	$33,872,953	$35,050,839	$36,271,246	$37,535,807
NET INCOME	**$87,179,799**	**$90,239,641**	**$93,409,894**	**$96,694,802**	**$100,098,781**	**$103,626,430**	**$107,282,536**
CSR Contribution	$1,743,596	$1,804,793	$1,868,198	$1,933,896	$2,001,976	$2,072,529	$2,145,651

PROJECT CONSOLIDATED - PRO FORMA CASH FLOW

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025
Operating Period Start					1	2	3	4	5
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
NET CASHFLOWS FROM OPERATIONS									
NET OPERATING PROFIT (EX-CONSTRUCTION)	$7,762,866	$19,111,777	$37,482,380	$46,301,026	-$3,483,652	$1,199,951	$3,210,026	$5,602,030	$7,653,714
Adjustments for:									
+ Depreciation and amortization	$0	$0	$0	$0	$23,132,376	$23,132,376	$23,132,376	$23,132,376	$23,132,376
+ Interest Expense	$3,645,000	$8,505,000	$9,720,000	$9,720,000	$8,748,000	$7,452,000	$6,156,000	$4,860,000	$3,564,000
NET OPERATING CASHFLOWS	**$11,407,866**	**$27,616,777**	**$47,202,380**	**$56,021,026**	**$28,396,724**	**$31,784,326**	**$32,498,402**	**$33,594,405**	**$34,350,089**
CASHFLOW FROM INVESTING									
Project Development Costs attributable to									
1. Branded Residence	-$47,028,821	-$23,611,280	-$41,319,741	-$23,611,280					
2. Business Hotel & Serviced Apartments	-$56,572,647	-$27,247,576	-$47,683,258	-$27,247,576					
3. Office Tower 3	-$40,473,047	-$16,577,954	-$29,011,419	-$16,577,954					
4. Office Tower 4	-$37,184,724	-$15,847,797	-$27,733,644	-$15,847,797					
5. Retail	-$44,240,762	-$21,915,393	-$38,351,939	-$21,915,393					
CASHFLOW FROM FINANCING									
+ Debt Financing	$60,000,000	$60,000,000	$0	$0					
- Financing Fees and Expenses	-$3,197,500								
- Interest Expenses	-$3,645,000	-$8,505,000	-$9,720,000	-$9,720,000	-$8,748,000	-$7,452,000	-$6,156,000	-$4,860,000	-$3,564,000
- Principle Prepayment	$0	$0	$0	$0	-$16,000,000	-$16,000,000	-$16,000,000	-$16,000,000	-$16,000,000
Total CFs	**-$160,934,634**	**-$26,088,223**	**-$146,617,620**	**-$58,898,974**	**$3,648,724**	**$8,332,326**	**$10,342,402**	**$12,734,405**	**$14,786,089**
Accumulated CF	-$160,934,634	-$187,022,857	-$333,640,478	-$392,539,452	-$388,890,728	-$380,558,402	-$370,216,000	-$357,481,595	-$342,695,505

IRR	6.87%
Payback / Recoupment Period	20 Years

PROJECT CONSOLIDATED - PRO FORMA CASH FLOW

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034
Operating Period Start	6	7	8	9	10	11	12	13	14
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
NET CASHFLOWS FROM OPERATIONS									
NET OPERATING PROFIT (EX-CONSTRUCTION)	$8,634,565	$10,866,632	$12,814,450	$13,844,195	$14,909,694	$21,929,413	$23,000,067	$24,107,062	$25,251,699
Adjustments for:									
+ Depreciation and amortization	$19,724,767	$19,724,767	$19,724,767	$19,724,767	$19,724,767	$11,685,307	$11,685,307	$11,685,307	$11,685,307
+ Interest Expense	$2,268,000	$972,000	$0	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	**$30,627,332**	**$31,563,399**	**$32,539,217**	**$33,568,962**	**$34,634,461**	**$33,614,721**	**$34,685,375**	**$35,792,370**	**$36,937,007**
CASHFLOW FROM INVESTING									
Project Development Costs attributable to									
1. Branded Residence									
2. Business Hotel & Serviced Apartments									
3. Office Tower 3									
4. Office Tower 4									
5. Retail									
CASHFLOW FROM FINANCING									
+ Debt Financing									
- Financing Fees and Expenses									
- Interest Expenses	-$2,268,000	-$972,000	$0	$0	$0	$0	$0	$0	$0
- Principle Prepayment	-$16,000,000	-$16,000,000	-$8,000,000	$0	$0	$0	$0	$0	$0
Total CFs	**$12,359,332**	**$14,591,399**	**$24,539,217**	**$33,568,962**	**$34,634,461**	**$33,614,721**	**$34,685,375**	**$35,792,370**	**$36,937,007**
Accumulated CF	-$330,336,174	-$315,744,775	-$291,205,558	-$257,636,596	-$223,002,135	-$189,387,414	-$154,702,040	-$118,909,670	-$81,972,664

IRR	6.87%
Payback / Recoupment Period	20 Years

PROJECT CONSOLIDATED - PRO FORMA CASH FLOW

Year	2035	2036	2037	2038	2039	2040	2041	2042	2043
Operating Period Start	15	16	17	18	19	20	21	22	23
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
NET CASHFLOWS FROM OPERATIONS									
NET OPERATING PROFIT (EX-CONSTRUCTION)	$26,435,329	$27,659,355	$28,925,232	$30,234,472	$31,588,647	$32,989,386	$43,027,085	$44,526,102	$46,076,964
Adjustments for:									
+ Depreciation and amortization	$11,685,307	$11,685,307	$11,685,307	$11,685,307	$11,685,307	$11,685,307	$0	$0	$0
+ Interest Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	**$38,120,636**	**$39,344,662**	**$40,610,539**	**$41,919,779**	**$43,273,954**	**$44,674,693**	**$43,027,085**	**$44,526,102**	**$46,076,964**
CASHFLOW FROM INVESTING									
Project Development Costs attributable to									
1. Branded Residence									
2. Business Hotel & Serviced Apartments									
3. Office Tower 3									
4. Office Tower 4									
5. Retail									
CASHFLOW FROM FINANCING									
+ Debt Financing									
- Financing Fees and Expenses									
- Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0
- Principle Prepayment	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total CFs	**$38,120,636**	**$39,344,662**	**$40,610,539**	**$41,919,779**	**$43,273,954**	**$44,674,693**	**$43,027,085**	**$44,526,102**	**$46,076,964**
Accumulated CF	-$43,852,027	-$4,507,365	$36,103,173	$78,022,953	$121,296,906	$165,971,600	$208,998,685	$253,524,786	$299,601,751

IRR	6.87%
Payback / Recoupment Period	20 Years

PROJECT CONSOLIDATED - PRO FORMA CASH FLOW

Year	2044	2045	2046	2047	2048	2049	2050	2051	2052
Operating Period Start	24	25	26	27	28	29	30	31	32
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
NET CASHFLOWS FROM OPERATIONS									
NET OPERATING PROFIT (EX-CONSTRUCTION)	$47,681,573	$49,341,900	$51,059,996	$52,837,993	$54,678,106	$56,582,636	$58,553,977	$60,594,617	$62,707,142
Adjustments for:									
+ Depreciation and amortization	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Interest Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	**$47,681,573**	**$49,341,900**	**$51,059,996**	**$52,837,993**	**$54,678,106**	**$56,582,636**	**$58,553,977**	**$60,594,617**	**$62,707,142**
CASHFLOW FROM INVESTING									
Project Development Costs attributable to									
1. Branded Residence									
2. Business Hotel & Serviced Apartments									
3. Office Tower 3									
4. Office Tower 4									
5. Retail									
CASHFLOW FROM FINANCING									
+ Debt Financing									
- Financing Fees and Expenses									
- Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0
- Principle Prepayment	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total CFs	**$47,681,573**	**$49,341,900**	**$51,059,996**	**$52,837,993**	**$54,678,106**	**$56,582,636**	**$58,553,977**	**$60,594,617**	**$62,707,142**
Accumulated CF	$347,283,323	$396,625,223	$447,685,219	$500,523,212	$555,201,318	$611,783,954	$670,337,931	$730,932,547	$793,639,690

IRR	6.87%
Payback / Recoupment Period	20 Years

PROJECT CONSOLIDATED - PRO FORMA CASH FLOW

Year	2053	2054	2055	2056	2057	2058	2059	2060
Operating Period Start	33	34	35	36	37	38	39	40
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
NET CASHFLOWS FROM OPERATIONS								
NET OPERATING PROFIT (EX-CONSTRUCTION)	$64,894,244	$67,158,718	$69,503,475	$71,931,540	$74,446,060	$77,050,310	$79,747,697	$82,541,765
Adjustments for:								
+ Depreciation and amortization	$0	$0	$0	$0	$0	$0	$0	$0
+ Interest Expense	$0	$0	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	**$64,894,244**	**$67,158,718**	**$69,503,475**	**$71,931,540**	**$74,446,060**	**$77,050,310**	**$79,747,697**	**$82,541,765**
CASHFLOW FROM INVESTING								
Project Development Costs attributable to								
1. Branded Residence								
2. Business Hotel & Serviced Apartments								
3. Office Tower 3								
4. Office Tower 4								
5. Retail								
CASHFLOW FROM FINANCING								
+ Debt Financing								
- Financing Fees and Expenses								
- Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0
- Principle Prepayment	$0	$0	$0	$0	$0	$0	$0	$0
Total CFs	**$64,894,244**	**$67,158,718**	**$69,503,475**	**$71,931,540**	**$74,446,060**	**$77,050,310**	**$79,747,697**	**$82,541,765**
Accumulated CF	$858,533,934	$925,692,652	$995,196,127	$1,067,127,667	$1,141,573,727	$1,218,624,037	$1,298,371,734	$1,380,913,500

IRR	6.87%
Payback / Recoupment Period	20 Years

PROJECT CONSOLIDATED - PRO FORMA CASH FLOW

Year	2061	2062	2063	2064	2065	2066	2067
Operating Period Start	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
NET CASHFLOWS FROM OPERATIONS							
NET OPERATING PROFIT (EX-CONSTRUCTION)	$85,436,203	$88,434,848	$91,541,696	$94,760,906	$98,096,805	$101,553,901	$105,136,885
Adjustments for:							
+ Depreciation and amortization	$0	$0	$0	$0	$0	$0	$0
+ Interest Expense	$0	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	**$85,436,203**	**$88,434,848**	**$91,541,696**	**$94,760,906**	**$98,096,805**	**$101,553,901**	**$105,136,885**
CASHFLOW FROM INVESTING							
Project Development Costs attributable to							
1. Branded Residence							
2. Business Hotel & Serviced Apartments							
3. Office Tower 3							
4. Office Tower 4							
5. Retail							
CASHFLOW FROM FINANCING							
+ Debt Financing							
- Financing Fees and Expenses							
- Interest Expenses	$0	$0	$0	$0	$0	$0	$0
- Principle Prepayment	$0	$0	$0	$0	$0	$0	$0
Total CFs	**$85,436,203**	**$88,434,848**	**$91,541,696**	**$94,760,906**	**$98,096,805**	**$101,553,901**	**$105,136,885**
Accumulated CF	$1,466,349,702	$1,554,784,550	$1,646,326,247	$1,741,087,153	$1,839,183,958	$1,940,737,859	$2,045,874,744

IRR	6.87%
Payback / Recoupment Period	20 Years

PROJECT CONSOLIDATED - INTERNAL RATE OF RETURN (IRR) SCHEDULE

Year	Net Cash Flow		6.7%		7.0%	
			DF	DCF	DF	DCF
2017	$ (160,934,634)	$ (160,934,634)	1	$ (160,934,634)	1	$ (160,934,634)
2018	$ (26,088,223)	$ (187,022,857)	0.93721	$ (24,450,069)	0.93458	$ (24,381,517)
2019	$ (146,617,620)	$ (333,640,478)	0.87836	$ (128,782,641)	0.87344	$ (128,061,508)
2020	$ (58,898,974)	$ (392,539,452)	0.82320	$ (48,485,790)	0.81630	$ (48,079,108)
2021	$ 3,648,724	$ (388,890,728)	0.77151	$ 2,815,032	0.76290	$ 2,783,594
2022	$ 8,332,326	$ (380,558,402)	0.72307	$ 6,024,821	0.71299	$ 5,940,833
2023	$ 10,342,402	$ (370,216,000)	0.67766	$ 7,008,658	0.66634	$ 6,891,579
2024	$ 12,734,405	$ (357,481,595)	0.63511	$ 8,087,750	0.62275	$ 7,930,348
2025	$ 14,786,089	$ (342,695,505)	0.59523	$ 8,801,121	0.58201	$ 8,605,639
2026	$ 12,359,332	$ (330,336,174)	0.55785	$ 6,894,697	0.54393	$ 6,722,657
2027	$ 14,591,399	$ (315,744,775)	0.52282	$ 7,628,739	0.50835	$ 7,417,527
2028	$ 24,539,217	$ (291,205,558)	0.48999	$ 12,024,086	0.47509	$ 11,658,405
2029	$ 33,568,962	$ (257,636,596)	0.45923	$ 15,415,758	0.44401	$ 14,905,020
2030	$ 34,634,461	$ (223,002,135)	0.43039	$ 14,906,339	0.41496	$ 14,372,070
2031	$ 33,614,721	$ (189,387,414)	0.40336	$ 13,558,999	0.38782	$ 13,036,368
2032	$ 34,685,375	$ (154,702,040)	0.37804	$ 13,112,337	0.36245	$ 12,571,576
2033	$ 35,792,370	$ (118,909,670)	0.35430	$ 12,681,182	0.33873	$ 12,124,114
2034	$ 36,937,007	$ (81,972,664)	0.33205	$ 12,264,972	0.31657	$ 11,693,310
2035	$ 38,120,636	$ (43,852,027)	0.31120	$ 11,863,166	0.29586	$ 11,278,521
2036	$ 39,344,662	$ (4,507,365)	0.29166	$ 11,475,242	0.27651	$ 10,879,127
2037	$ 40,610,539	$ 36,103,173	0.27335	$ 11,100,700	0.25842	$ 10,494,535
2038	$ 41,919,779	$ 78,022,953	0.25618	$ 10,739,058	0.24151	$ 10,124,175
2039	$ 43,273,954	$ 121,296,906	0.24009	$ 10,389,852	0.22571	$ 9,767,501
2040	$ 44,674,693	$ 165,971,600	0.22502	$ 10,052,635	0.21095	$ 9,423,987
2041	$ 43,027,085	$ 208,998,685	0.21089	$ 9,073,939	0.19715	$ 8,482,644
2042	$ 44,526,102	$ 253,524,786	0.19765	$ 8,800,436	0.18425	$ 8,203,898
2043	$ 46,076,964	$ 299,601,751	0.18524	$ 8,535,107	0.17220	$ 7,934,246
2044	$ 47,681,573	$ 347,283,323	0.17360	$ 8,277,730	0.16093	$ 7,673,413
2045	$ 49,341,900	$ 396,625,223	0.16270	$ 8,028,088	0.15040	$ 7,421,131
2046	$ 51,059,996	$ 447,685,219	0.15249	$ 7,785,968	0.14056	$ 7,177,137
2047	$ 52,837,993	$ 500,523,212	0.14291	$ 7,551,161	0.13137	$ 6,941,175
2048	$ 54,678,106	$ 555,201,318	0.13394	$ 7,323,462	0.12277	$ 6,712,995
2049	$ 56,582,636	$ 611,783,954	0.12553	$ 7,102,672	0.11474	$ 6,492,355
2050	$ 58,553,977	$ 670,337,931	0.11765	$ 6,888,593	0.10723	$ 6,279,018
2051	$ 60,594,617	$ 730,932,547	0.11026	$ 6,681,036	0.10022	$ 6,072,753
2052	$ 62,707,142	$ 793,639,690	0.10333	$ 6,479,811	0.09366	$ 5,873,335
2053	$ 64,894,244	$ 858,533,934	0.09685	$ 6,284,737	0.08754	$ 5,680,547
2054	$ 67,158,718	$ 925,692,652	0.09076	$ 6,095,634	0.08181	$ 5,494,177
2055	$ 69,503,475	$ 995,196,127	0.08507	$ 5,912,329	0.07646	$ 5,314,017
2056	$ 71,931,540	$ 1,067,127,667	0.07972	$ 5,734,651	0.07146	$ 5,139,869
2057	$ 74,446,060	$ 1,141,573,727	0.07472	$ 5,562,435	0.06678	$ 4,971,536
2058	$ 77,050,310	$ 1,218,624,037	0.07003	$ 5,395,519	0.06241	$ 4,808,831
2059	$ 79,747,697	$ 1,298,371,734	0.06563	$ 5,233,745	0.05833	$ 4,651,569
2060	$ 82,541,765	$ 1,380,913,500	0.06151	$ 5,076,960	0.05451	$ 4,499,573
2061	$ 85,436,203	$ 1,466,349,702	0.05765	$ 4,925,014	0.05095	$ 4,352,670
2062	$ 88,434,848	$ 1,554,784,550	0.05403	$ 4,777,763	0.04761	$ 4,210,692
2063	$ 91,541,696	$ 1,646,326,247	0.05063	$ 4,635,063	0.04450	$ 4,073,476
2064	$ 94,760,906	$ 1,741,087,153	0.04745	$ 4,496,778	0.04159	$ 3,940,866
2065	$ 98,096,805	$ 1,839,183,958	0.04447	$ 4,362,774	0.03887	$ 3,812,708
2066	$ 101,553,901	$ 1,940,737,859	0.04168	$ 4,232,920	0.03632	$ 3,688,854
2067	$ 105,136,885	$ 2,045,874,744	0.03906	$ 4,107,089	0.03395	$ 3,569,162
				$ 13,553,423		**$ (9,363,232)**

IRR = **6.88%**

Recoupment **20 Years**

PROJECT CONSOLIDATED - DEPRECIATION SCHEDULE

Applied Foreign Exchange USD:Kyats (Average Rate) *1,200* *10%*

Sr.	Element	Amount (Cost) USD	Amount (Cost) Kyats	Residual Value USD	Residual Value Kyats	Depreciable Value USD	Depreciable Value Kyats	Useful Life Years	Depn %	Accumulated Depreciation USD	Accumulated Depreciation Kyats
1	**Building**										
	Tower 1 Branded Residences	82,370,771	98,844,925,541	8,237,077	9,884,492,554	74,133,694	88,960,432,987	20	5.0%	74,133,694	88,960,432,987
	Tower 2 Business Hotel / Serviced Apartment	78,154,239	93,785,086,593	7,815,424	9,378,508,659	70,338,815	84,406,577,934	20	5.0%	70,338,815	84,406,577,934
	Tower 3 Office Building	54,395,045	65,274,053,611	5,439,504	6,527,405,361	48,955,540	58,746,648,250	20	5.0%	48,955,540	58,746,648,250
	Tower 4 Office Building	53,812,680	64,575,216,068	5,381,268	6,457,521,607	48,431,412	58,117,694,461	20	5.0%	48,431,412	58,117,694,461
	Retail Podium	73,311,529	87,973,834,761	7,331,153	8,797,383,476	65,980,376	79,176,451,285	20	5.0%	65,980,376	79,176,451,285
	Total Building Costs	**342,044,264**	**410,453,116,573**	**34,204,426**	**41,045,311,657**	**307,839,837**	**369,407,804,916**	**20**	**5.0%**	**307,839,837**	**369,407,804,916**
2	**Plant and Machinery**										
	Tower 1 Branded Residences	26,036,786	31,244,143,198	2,603,679	3,124,414,320	23,433,107	28,119,728,878	10	10.0%	23,433,107	28,119,728,878
	Tower 2 Business Hotel / Serviced Apartment	29,736,724	35,684,069,243	2,973,672	3,568,406,924	26,763,052	32,115,662,319	10	10.0%	26,763,052	32,115,662,319
	Tower 3 Office Building	19,837,643	23,805,171,483	1,983,764	2,380,517,148	17,853,879	21,424,654,335	10	10.0%	17,853,879	21,424,654,335
	Tower 4 Office Building	17,064,608	20,477,529,573	1,706,461	2,047,752,957	15,358,147	18,429,776,616	10	10.0%	15,358,147	18,429,776,616
	Retail Podium	22,688,354	27,226,024,989	2,268,835	2,722,602,499	20,419,519	24,503,422,491	10	10.0%	20,419,519	24,503,422,491
	Total Plant and Machinery Costs	**115,364,115**	**138,436,938,487**	**11,536,412**	**13,843,693,849**	**103,827,704**	**124,593,244,638**	**10**	**10.0%**	**103,827,704**	**124,593,244,638**
3	**FF&E**										
	Tower 1 Branded Residences	1,410,912	1,693,094,572	141,091	169,309,457	1,269,821	1,523,785,115	5	20.0%	1,269,821	1,523,785,115
	Tower 2 Business Hotel / Serviced Apartment	16,785,053	20,142,063,239	1,678,505	2,014,206,324	15,106,547	18,127,856,915	5	20.0%	15,106,547	18,127,856,915
	Tower 3 Office Building	394,680	473,615,862	39,468	47,361,586	355,212	426,254,276	5	20.0%	355,212	426,254,276
	Tower 4 Office Building	364,632	437,558,718	36,463	43,755,872	328,169	393,802,846	5	20.0%	328,169	393,802,846
	Retail Podium	1,386,795	1,664,154,049	138,680	166,415,405	1,248,116	1,497,738,644	5	20.0%	1,248,116	1,497,738,644
	Total FF&E Costs	**20,342,072**	**24,410,486,440**	**2,034,207**	**2,441,048,644**	**18,307,865**	**21,969,437,796**	**5**	**20.0%**	**18,307,865**	**21,969,437,796**

MEEYAHTA DEVELOPMENT LIMITED

LANDMARK PROJECT - SUMMARY OF LEASE & TAXES

Year			2016	2017	2018	2019	2020	2021	2022	2023	2024
Operating Period Start								1	2	3	4
	NFA Sq.m	AMOUNT USD		AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
LAND LASES & RELATED PAYMENTS											
LEASE PAYMENTS (DURING CONTRUCTION)											
1. MIHL Land Rent & Privilge Fee		**2,742,255**	304,695	609,390	609,390	609,390	609,390				
2. FMI Centre Land Rent		**120,384**		30,096	30,096	30,096	30,096				
LEASE RELATED PAYMENTS UNDER FA											
1. Consultant Fees		**157,250**		157,250							
2. Project Assurance Committee		**1,052,000**		263,000	263,000	263,000	263,000				
LEASE PAYMENTS (AFTER PROJECT COMPLETION)											
1. Branded Residence		**28,264,014**						601,362	601,362	601,362	601,362
US$18 per Sq.m	*33,409*							*601,362*	*601,362*	*601,362*	*601,362*
2. Business Hotel/Serviced Apartments		**27,258,120**						579,960	579,960	579,960	579,960
US$18 per Sq.m	*32,220*							*579,960*	*579,960*	*579,960*	*579,960*
3. Office Tower 3		**34,499,034**						734,022	734,022	734,022	734,022
US$18 per Sq.m	*40,779*							*734,022*	*734,022*	*734,022*	*734,022*
4. Retail		**20,461,356**						435,348	435,348	435,348	435,348
US$18 per Sq.m	*24,186*							*435,348*	*435,348*	*435,348*	*435,348*
5. Office Tower 4		**30,768,174**						654,642	654,642	654,642	654,642
US$18 per Sq.m	*36,369*							*654,642*	*654,642*	*654,642*	*654,642*
TOTAL LEASE PAYMENT		**145,322,587**	**304,695**	**1,059,736**	**902,486**	**902,486**	**902,486**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**
COMMERCIAL TAX											
1. Branded Residence		**5,825,700**		699,084	1,077,755	1,805,967	2,242,895				
2. Business Hotel/Serviced Apartments		**140,904,382**						1,310,784	1,446,544	1,489,940	1,534,638
3. Office Tower 3		**89,178,743**						829,599	915,521	942,987	971,277
4. Retail*		**50,409,416**						264,241	297,271	312,134	327,741
5. Office Tower 4		**82,480,333**						767,286	846,755	872,157	898,322
TOTAL COMMERCIAL TAX		**368,798,575**	**0**	**699,084**	**1,077,755**	**1,805,967**	**2,242,895**	**3,171,909**	**3,506,091**	**3,617,219**	**3,731,978**
*Commercial Tax of retail and offices not counted in this financial projection.											
INCOME TAX											
Total Income Tax		**802,028,472**		0	0	0	0	0	0	0	0
TOTAL INCOME TAX		**802,028,472**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
PROPERTY TAX											
1. Branded Residence											
2. Business Hotel/Serviced App		**111,616,813**						1,038,332	1,145,874	1,180,250	1,215,657
3. Office Tower 3		**82,588,434**						768,291	847,864	873,300	899,499
4. Retail		**57,799,436**						302,978	340,851	357,893	375,788
5. Office Tower 4		**76,385,036**						710,583	784,179	807,705	831,936
TOTAL PROPERTY TAX		**328,389,720**		**0**	**0**	**0**	**0**	**2,820,185**	**3,118,768**	**3,219,148**	**3,322,880**

LANDMARK PROJECT - SUMMARY OF LEASE & TAXES

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Operating Period Start	5	6	7	8	9	10	11	12	13	14	15
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
LAND LASES & RELATED PAYMENTS											
LEASE PAYMENTS (DURING CONTRUCTION)											
1. MIHL Land Rent & Privilge Fee											
2. FMI Centre Land Rent											
LEASE RELATED PAYMENTS UNDER FA											
1. Consultant Fees											
2. Project Assurance Committee											
LEASE PAYMENTS (AFTER PROJECT COMPLETION)											
1. Branded Residence	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362
US$18 per Sq.m	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*
2. Business Hotel/Serviced Apartments	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960
US$18 per Sq.m	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*
3. Office Tower 3	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022
US$18 per Sq.m	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*
4. Retail	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348
US$18 per Sq.m	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*
5. Office Tower 4	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642
US$18 per Sq.m	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*
TOTAL LEASE PAYMENT	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**
COMMERCIAL TAX											
1. Branded Residence											
2. Business Hotel/Serviced Apartments	1,580,678	1,628,098	1,676,941	1,727,249	1,779,067	1,832,439	1,887,412	1,944,034	2,002,355	2,062,426	2,124,299
3. Office Tower 3	1,000,415	1,030,427	1,061,340	1,093,180	1,125,976	1,159,755	1,194,548	1,230,384	1,267,296	1,305,315	1,344,474
4. Retail*	344,128	361,335	379,401	398,371	418,290	439,204	461,165	484,223	508,434	533,856	560,548
5. Office Tower 4	925,272	953,030	981,621	1,011,069	1,041,401	1,072,643	1,104,823	1,137,967	1,172,106	1,207,270	1,243,488
TOTAL COMMERCIAL TAX	**3,850,492**	**3,972,890**	**4,099,303**	**4,229,870**	**4,364,734**	**4,504,041**	**4,647,947**	**4,796,608**	**4,950,191**	**5,108,865**	**5,272,809**
*Commercial Tax of retail and offices not counted in this fina											
INCOME TAX											
Total Income Tax	0	4,787,490	5,053,758	5,328,014	5,610,498	5,901,456	8,202,695	8,583,160	8,976,476	9,383,098	9,803,502
TOTAL INCOME TAX	**0**	**4,787,490**	**5,053,758**	**5,328,014**	**5,610,498**	**5,901,456**	**8,202,695**	**8,583,160**	**8,976,476**	**9,383,098**	**9,803,502**
PROPERTY TAX											
1. Branded Residence											
2. Business Hotel/Serviced App	1,252,127	1,289,691	1,328,382	1,368,233	1,409,280	1,451,559	1,495,105	1,539,958	1,586,157	1,633,742	1,682,754
3. Office Tower 3	926,484	954,279	982,907	1,012,394	1,042,766	1,074,049	1,106,271	1,139,459	1,173,643	1,208,852	1,245,117
4. Retail	394,577	414,306	435,021	456,773	479,611	503,592	528,771	555,210	582,970	612,119	642,725
5. Office Tower 4	856,894	882,601	909,079	936,351	964,442	993,375	1,023,176	1,053,872	1,085,488	1,118,052	1,151,594
TOTAL PROPERTY TAX	**3,430,083**	**3,540,877**	**3,655,389**	**3,773,751**	**3,896,099**	**4,022,574**	**4,153,323**	**4,288,499**	**4,428,258**	**4,572,765**	**4,722,190**

LANDMARK PROJECT - SUMMARY OF LEASE & TAXES

Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Operating Period Start	16	17	18	19	20	21	22	23	24	25	26
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
LAND LASES & RELATED PAYMENTS											
LEASE PAYMENTS (DURING CONTRUCTION)											
1. MIHL Land Rent & Privilge Fee											
2. FMI Centre Land Rent											
LEASE RELATED PAYMENTS UNDER FA											
1. Consultant Fees											
2. Project Assurance Committee											
LEASE PAYMENTS (AFTER PROJECT COMPLETION)											
1. Branded Residence	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362
US$18 per Sq.m	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*
2. Business Hotel/Serviced Apartments	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960
US$18 per Sq.m	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*
3. Office Tower 3	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022
US$18 per Sq.m	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*
4. Retail	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348
US$18 per Sq.m	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*
5. Office Tower 4	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642
US$18 per Sq.m	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*
TOTAL LEASE PAYMENT	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**
COMMERCIAL TAX											
1. Branded Residence											
2. Business Hotel/Serviced Apartments	2,188,027	2,253,668	2,321,278	2,390,917	2,462,644	2,536,524	2,612,619	2,690,998	2,771,728	2,854,880	2,940,526
3. Office Tower 3	1,384,808	1,426,352	1,469,143	1,513,217	1,558,614	1,605,372	1,653,533	1,703,139	1,754,234	1,806,861	1,861,066
4. Retail*	588,576	618,005	648,905	681,350	715,418	751,189	788,748	828,185	869,595	913,074	958,728
5. Office Tower 4	1,280,792	1,319,216	1,358,792	1,399,556	1,441,543	1,484,789	1,529,333	1,575,213	1,622,469	1,671,143	1,721,278
TOTAL COMMERCIAL TAX	**5,442,204**	**5,617,241**	**5,798,119**	**5,985,040**	**6,178,219**	**6,377,874**	**6,584,234**	**6,797,535**	**7,018,025**	**7,245,958**	**7,481,598**
*Commercial Tax of retail and offices not counted in this fina											
INCOME TAX											
Total Income Tax	10,238,181	10,687,645	11,152,425	11,633,073	12,130,160	15,565,608	16,097,380	16,647,445	17,216,466	17,805,137	18,414,175
TOTAL INCOME TAX	**10,238,181**	**10,687,645**	**11,152,425**	**11,633,073**	**12,130,160**	**15,565,608**	**16,097,380**	**16,647,445**	**17,216,466**	**17,805,137**	**18,414,175**
PROPERTY TAX											
1. Branded Residence											
2. Business Hotel/Serviced App	1,733,237	1,785,234	1,838,791	1,893,955	1,950,773	2,009,296	2,069,575	2,131,663	2,195,612	2,261,481	2,329,325
3. Office Tower 3	1,282,471	1,320,945	1,360,573	1,401,391	1,443,432	1,486,735	1,531,337	1,577,277	1,624,596	1,673,334	1,723,534
4. Retail	674,861	708,604	744,034	781,236	820,298	861,313	904,378	949,597	997,077	1,046,931	1,099,278
5. Office Tower 4	1,186,142	1,221,726	1,258,378	1,296,129	1,335,013	1,375,063	1,416,315	1,458,805	1,502,569	1,547,646	1,594,075
TOTAL PROPERTY TAX	**4,876,710**	**5,036,509**	**5,201,776**	**5,372,710**	**5,549,516**	**5,732,408**	**5,921,606**	**6,117,342**	**6,319,854**	**6,529,391**	**6,746,212**

LANDMARK PROJECT - SUMMARY OF LEASE & TAXES											
Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057
Operating Period Start	27	28	29	30	31	32	33	34	35	36	37
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
LAND LASES & RELATED PAYMENTS											
LEASE PAYMENTS (DURING CONTRUCTION)											
1. MIHL Land Rent & Privilge Fee											
2. FMI Centre Land Rent											
LEASE RELATED PAYMENTS UNDER FA											
1. Consultant Fees											
2. Project Assurance Committee											
LEASE PAYMENTS (AFTER PROJECT COMPLETION)											
1. Branded Residence	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362
US$18 per Sq.m	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*
2. Business Hotel/Serviced Apartments	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960
US$18 per Sq.m	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*
3. Office Tower 3	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022
US$18 per Sq.m	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*
4. Retail	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348
US$18 per Sq.m	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*
5. Office Tower 4	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642
US$18 per Sq.m	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*
TOTAL LEASE PAYMENT	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**
COMMERCIAL TAX											
1. Branded Residence											
2. Business Hotel/Serviced Apartments	3,028,742	3,119,604	3,213,192	3,309,588	3,408,876	3,511,142	3,616,476	3,724,970	3,836,719	3,951,821	4,070,376
3. Office Tower 3	1,916,898	1,974,405	2,033,638	2,094,647	2,157,486	2,222,211	2,288,877	2,357,543	2,428,270	2,501,118	2,576,151
4. Retail*	1,006,664	1,056,998	1,109,848	1,165,340	1,223,607	1,284,787	1,349,027	1,416,478	1,487,302	1,561,667	1,639,750
5. Office Tower 4	1,772,916	1,826,103	1,880,887	1,937,313	1,995,433	2,055,296	2,116,954	2,180,463	2,245,877	2,313,253	2,382,651
TOTAL COMMERCIAL TAX	**7,725,221**	**7,977,111**	**8,237,564**	**8,506,888**	**8,785,401**	**9,073,435**	**9,371,334**	**9,679,455**	**9,998,168**	**10,327,859**	**10,668,928**
*Commercial Tax of retail and offices not counted in this fina											
INCOME TAX											
Total Income Tax	19,044,328	19,696,369	20,371,106	21,069,376	21,792,049	22,540,031	23,314,262	24,115,719	24,945,420	25,804,422	26,693,825
TOTAL INCOME TAX	**19,044,328**	**19,696,369**	**20,371,106**	**21,069,376**	**21,792,049**	**22,540,031**	**23,314,262**	**24,115,719**	**24,945,420**	**25,804,422**	**26,693,825**
PROPERTY TAX											
1. Branded Residence											
2. Business Hotel/Serviced App	2,399,205	2,471,181	2,545,317	2,621,676	2,700,326	2,781,336	2,864,776	2,950,720	3,039,241	3,130,418	3,224,331
3. Office Tower 3	1,775,240	1,828,497	1,883,352	1,939,852	1,998,048	2,057,989	2,119,729	2,183,321	2,248,820	2,316,285	2,385,774
4. Retail	1,154,241	1,211,954	1,272,551	1,336,179	1,402,988	1,473,137	1,546,794	1,624,134	1,705,340	1,790,607	1,880,138
5. Office Tower 4	1,641,897	1,691,154	1,741,889	1,794,146	1,847,970	1,903,409	1,960,511	2,019,327	2,079,907	2,142,304	2,206,573
TOTAL PROPERTY TAX	**6,970,584**	**7,202,786**	**7,443,109**	**7,691,853**	**7,949,332**	**8,215,872**	**8,491,811**	**8,777,501**	**9,073,309**	**9,379,615**	**9,696,815**

LANDMARK PROJECT - SUMMARY OF LEASE & TAXES										
Year	**2058**	**2059**	**2060**	**2061**	**2062**	**2063**	**2064**	**2065**	**2066**	**2067**
Operating Period Start	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**
LAND LASES & RELATED PAYMENTS										
LEASE PAYMENTS (DURING CONTRUCTION)										
1. MIHL Land Rent & Privilge Fee										
2. FMI Centre Land Rent										
LEASE RELATED PAYMENTS UNDER FA										
1. Consultant Fees										
2. Project Assurance Committee										
LEASE PAYMENTS (AFTER PROJECT COMPLETION)										
1. Branded Residence	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362	601,362
US$18 per Sq.m	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*	*601,362*
2. Business Hotel/Serviced Apartments	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960	579,960
US$18 per Sq.m	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*	*579,960*
3. Office Tower 3	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022	734,022
US$18 per Sq.m	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*	*734,022*
4. Retail	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348	435,348
US$18 per Sq.m	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*	*435,348*
5. Office Tower 4	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642	654,642
US$18 per Sq.m	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*	*654,642*
TOTAL LEASE PAYMENT	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**	**3,005,334**
COMMERCIAL TAX										
1. Branded Residence										
2. Business Hotel/Serviced Apartments	4,192,487	4,318,262	4,447,809	4,581,244	4,718,681	4,860,241	5,006,049	5,156,230	5,310,917	5,470,245
3. Office Tower 3	2,653,436	2,733,039	2,815,030	2,899,481	2,986,465	3,076,059	3,168,341	3,263,391	3,361,293	3,462,132
4. Retail*	1,721,738	1,807,825	1,898,216	1,993,127	2,092,783	2,197,422	2,307,293	2,422,658	2,543,791	2,670,981
5. Office Tower 4	2,454,130	2,527,754	2,603,587	2,681,694	2,762,145	2,845,010	2,930,360	3,018,271	3,108,819	3,202,083
TOTAL COMMERCIAL TAX	**11,021,791**	**11,386,879**	**11,764,642**	**12,155,546**	**12,560,075**	**12,978,733**	**13,412,043**	**13,860,550**	**14,324,820**	**14,805,440**
*Commercial Tax of retail and offices not counted in this fina										
INCOME TAX										
Total Income Tax	27,614,772	28,568,452	29,556,104	30,579,013	31,638,519	32,736,016	33,872,953	35,050,839	36,271,246	37,535,807
TOTAL INCOME TAX	**27,614,772**	**28,568,452**	**29,556,104**	**30,579,013**	**31,638,519**	**32,736,016**	**33,872,953**	**35,050,839**	**36,271,246**	**37,535,807**
PROPERTY TAX										
1. Branded Residence										
2. Business Hotel/Serviced App	3,321,061	3,420,693	3,523,313	3,629,013	3,737,883	3,850,020	3,965,520	4,084,486	4,207,021	4,333,231
3. Office Tower 3	2,457,347	2,531,067	2,606,999	2,685,209	2,765,765	2,848,738	2,934,201	3,022,227	3,112,893	3,206,280
4. Retail	1,974,145	2,072,852	2,176,494	2,285,319	2,399,585	2,519,564	2,645,543	2,777,820	2,916,711	3,062,546
5. Office Tower 4	2,272,770	2,340,953	2,411,182	2,483,517	2,558,023	2,634,763	2,713,806	2,795,221	2,879,077	2,965,449
TOTAL PROPERTY TAX	**10,025,322**	**10,365,565**	**10,717,989**	**11,083,059**	**11,461,257**	**11,853,086**	**12,259,070**	**12,679,753**	**13,115,702**	**13,567,507**

LANDMARK PROJECT

MEEYAHTHA DEVELOPMENT LIMITED (MDL)

TOWER 1 BRANDED RESIDENCES (CONDOMINIUM)

TOWER 1 BRANDED RESIDENCE - INCOME

Sales Summary	Cost per sq. ft.
Initial Investment (Cost per Sqft	$ 276.92
Premium	95.0%
Sales Price	$ 540.0
Total Revenue	$194,190,013

	Sales Plan	Installment Percentage				Sales Booked			
		2017	2018	2019	2020	2017	2018	2019	2020
Year 2016	40%	30%	20%	20%	30%	12%	8%	8%	12%
Year 2017	35%		30%	30%	40%		11%	11%	14%
Year 2018	25%			50%	50%			13%	13%
Total						12%	19%	31%	39%

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024
Operating Period Start					1	2	3	4
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE								
1. Branded Residence Long Term Leasehold Rights	$23,302,802	$35,925,152	$60,198,904	$74,763,155				
TOTAL REVENUE FROM LEASEHOLD RIGHTS	$23,302,802	$35,925,152	$60,198,904	$74,763,155	$0	$0	$0	$0

TOWER 1 BRANDED RESIDENCE - INCOME

Year	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035
Operating Period Start	5	6	7	8	9	10	11	12	13	14	15
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE											
1. Branded Residence Long Term Leasehold Righ[t]											
TOTAL REVENUE FROM LEASEHOLD RIGHTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

TOWER 1 BRANDED RESIDENCE - INCOME

Year	Year 2036	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046
Operating Period Start	16	17	18	19	20	21	22	23	24	25	26
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE											
1. Branded Residence Long Term Leasehold Right											
TOTAL REVENUE FROM LEASEHOLD RIGHTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

TOWER 1 BRANDED RESIDENCE - INCOME

Year	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Operating Period Start	27	28	29	30	31	32	33	34	35	36	37
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE											
1. Branded Residence Long Term Leasehold Right											
TOTAL REVENUE FROM LEASEHOLD RIGHTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

TOWER 1 BRANDED RESIDENCE - INCOME

Year	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE										
1. Branded Residence Long Term Leasehold Right										
TOTAL REVENUE FROM LEASEHOLD RIGHTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

TOWER 1 BRANDED RESIDENCE - EXPENDITURE

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028
Operating Period Start					1	2	3	4	5	6	7	8
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A												
Pre-Opening X	$2,817,500	$156,000	$189,333	$511,067	$0	$0	$0	$0	$0	$0	$0	$0
Condominium Brand License Fee	$1,864,224	$2,874,012	$4,815,912	$5,981,052	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$349,542	$538,877	$902,984	$1,121,447	$0	$0	$0	$0	$0	$0	$0	$0
Sales & Marketing X	$582,570	$898,129	$1,504,973	$1,869,079	$0	$0	$0	$0	$0	$0	$0	$0
Sales Commission X	$699,084	$1,077,755	$1,805,967	$2,242,895	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SG&A EXPENSES	$6,312,920	$5,544,773	$9,219,169	$11,725,540	$0	$0	$0	$0	$0	$0	$0	$0
FIXED EXPENSES												
Land Lease	$0	$0	$0	$0	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
TOTAL FIXED EXPENSES	$0	$0	$0	$0	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
Commercial Tax	$699,084	$1,077,755	$1,805,967	$2,242,895	$0	$0	$0	$0	$0	$0	$0	$0
Corporate Income Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

TOWER 1 BRANDED RESIDENCE - EXPENDITURE

Year	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041
Operating Period Start	9	10	11	12	13	14	15	16	17	18	19	20	21
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A													
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Condominium Brand License Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales & Marketing X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales Commission X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SG&A EXPENSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FIXED EXPENSES													
Land Lease	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
TOTAL FIXED EXPENSES	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
Commercial Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Corporate Income Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

TOWER 1 BRANDED RESIDENCE - EXPENDITURE

Year	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054
Operating Period Start	22	23	24	25	26	27	28	29	30	31	32	33	34
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A													
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Condominium Brand License Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales & Marketing X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales Commission X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SG&A EXPENSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FIXED EXPENSES													
Land Lease	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
TOTAL FIXED EXPENSES	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
Commercial Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Corporate Income Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

TOWER 1 BRANDED RESIDENCE - EXPENDITURE

Year	Year 2055	Year 2056	Year 2057	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	35	36	37	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A													
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Condominium Brand License Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales & Marketing X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales Commission X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SG&A EXPENSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FIXED EXPENSES													
Land Lease	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
TOTAL FIXED EXPENSES	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
Commercial Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Corporate Income Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

TOWER 1 BRANDED RESIDENCE - PRO FORMA P&L

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026
Operating Period Start					1	2	3	4	5	6
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE										
Revenue from Condominium Leasehold Rights	$23,302,802	$35,925,152	$60,198,904	$74,763,155						
TOTAL REVENUE FROM LEASEHOLD RIGHTS	$23,302,802	$35,925,152	$60,198,904	$74,763,155	$0	$0	$0	$0	$0	$0
TOTAL SG&A EXPENSES	$6,312,920	$5,544,773	$9,219,169	$11,725,540	$0	$0	$0	$0	$0	$0
TOTAL FIXED EXPENSES	$0	$0	$0	$0	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
EARNINGS BEFORE TAXES	**$16,989,881**	**$30,380,380**	**$50,979,735**	**$63,037,615**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**
Commercial Tax	$699,084	$1,077,755	$1,805,967	$2,242,895	$0	$0	$0	$0	$0	$0
Corporate Income Tax*	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET INCOME	**$16,290,797**	**$29,302,625**	**$49,173,768**	**$60,794,720**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**

** Corporate Income Tax is assumed to be assessed at MDL company level instead of Component P&L. Please refer to 3.6 Consolidated P&L for further details.*

*** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 1 BRANDED RESIDENCE - PRO FORMA P&L

Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037
Operating Period Start	7	8	9	10	11	12	13	14	15	16	17
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE											
Revenue from Condominium Leasehold Rights											
TOTAL REVENUE FROM LEASEHOLD RIGHTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SG&A EXPENSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL FIXED EXPENSES	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
EARNINGS BEFORE TAXES	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**
Commercial Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Corporate Income Tax*	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET INCOME	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**

** Corporate Income Tax is assumed to be assessed at MDL company level instead of Component P&L. Please refer to 3.6 Consolidated P&L for further details.*

*** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 1 BRANDED RESIDENCE - PRO FORMA P&L

Year	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047	Year 2048
Operating Period Start	18	19	20	21	22	23	24	25	26	27	28
	AMOUNT USD	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**
REVENUE											
Revenue from Condominium Leasehold Rights											
TOTAL REVENUE FROM LEASEHOLD RIGHTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SG&A EXPENSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL FIXED EXPENSES	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
EARNINGS BEFORE TAXES	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**
Commercial Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Corporate Income Tax*	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET INCOME	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**

** Corporate Income Tax is assumed to be assessed at MDL company level instead of Component P&L. Please refer to 3.6 Consolidated P&L for further details.*

*** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 1 BRANDED RESIDENCE - PRO FORMA P&L

Year	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057	Year 2058	Year 2059
Operating Period Start	29	30	31	32	33	34	35	36	37	38	39
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE											
Revenue from Condominium Leasehold Rights											
TOTAL REVENUE FROM LEASEHOLD RIGHTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SG&A EXPENSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL FIXED EXPENSES	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
EARNINGS BEFORE TAXES	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**
Commercial Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Corporate Income Tax*	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET INCOME	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**

** Corporate Income Tax is assumed to be assessed at MDL company level instead of Component P&L. Please refer to 3.6 Consolidated P&L for further details.*

*** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 1 BRANDED RESIDENCE - PRO FORMA P&L

Year	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUE								
Revenue from Condominium Leasehold Rights								
TOTAL REVENUE FROM LEASEHOLD RIGHTS	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SG&A EXPENSES	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL FIXED EXPENSES	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362	$601,362
EARNINGS BEFORE TAXES	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**
Commercial Tax	$0	$0	$0	$0	$0	$0	$0	$0
Corporate Income Tax*	$0	$0	$0	$0	$0	$0	$0	$0
NET INCOME	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**

** Corporate Income Tax is assumed to be assessed at MDL company level instead of Component P&L. Please refer to 3.6 Consolidated P&L for further details.*

*** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 1 BRANDED RESIDENCE - PRO FORMA CASH FLOW

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026
Operating Period Start					1	2	3	4	5	6
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
NET CASHFLOW FROM OPERATIONS										
Net Income	$16,290,797	$29,302,625	$49,173,768	$60,794,720	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362
+ Depreciation and amortization										
NET OPERATING CASHFLOWS	$16,290,797	$29,302,625	$49,173,768	$60,794,720	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362
NET CASHFLOW FROM INVESTING										
+ Project Development Costs	-$47,028,821	-$23,611,280	-$41,319,741	-$23,611,280						
NET CASHFLOW FROM FINANCING										
*+ Financing Expenses **										
Total CFs	**-$30,738,024**	**$5,691,345**	**$7,854,027**	**$37,183,440**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**

* Financing costs taken into account under consolidated cashflows

TOWER 1 BRANDED RESIDENCE - PRO FORMA CASH FLOW

Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036
Operating Period Start	7	8	9	10	11	12	13	14	15	16
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
NET CASHFLOW FROM OPERATIONS										
Net Income	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362
+ Depreciation and amortization										
NET OPERATING CASHFLOWS	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362
NET CASHFLOW FROM INVESTING										
+ Project Development Costs										
NET CASHFLOW FROM FINANCING										
*+ Financing Expenses **										
Total CFs	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**

* Financing costs taken into account under consolidated cashflows

TOWER 1 BRANDED RESIDENCE - PRO FORMA CASH FLOW

Year	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046
Operating Period Start	17	18	19	20	21	22	23	24	25	26
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
NET CASHFLOW FROM OPERATIONS										
Net Income	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362
+ Depreciation and amortization										
NET OPERATING CASHFLOWS	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362
NET CASHFLOW FROM INVESTING										
+ Project Development Costs										
NET CASHFLOW FROM FINANCING										
*+ Financing Expenses **										
Total CFs	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**

* Financing costs taken into account under consolidated cashflows

TOWER 1 BRANDED RESIDENCE - PRO FORMA CASH FLOW

Year	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056
Operating Period Start	27	28	29	30	31	32	33	34	35	36
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
NET CASHFLOW FROM OPERATIONS										
Net Income	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362
+ Depreciation and amortization										
NET OPERATING CASHFLOWS	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362
NET CASHFLOW FROM INVESTING										
+ Project Development Costs										
NET CASHFLOW FROM FINANCING										
*+ Financing Expenses **										
Total CFs	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**

* Financing costs taken into account under consolidated cashflows

TOWER 1 BRANDED RESIDENCE - PRO FORMA CASH FLOW

Year	Year 2057	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	37	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
NET CASHFLOW FROM OPERATIONS											
Net Income	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362
+ Depreciation and amortization											
NET OPERATING CASHFLOWS	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362	-$601,362
NET CASHFLOW FROM INVESTING											
+ Project Development Costs											
NET CASHFLOW FROM FINANCING											
*+ Financing Expenses **											
Total CFs	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**	**-$601,362**

* Financing costs taken into account under consolidated cashflows

TOWER 1 BRANDED RESIDENCE - INTERNAL RATE OF RETURN SCHEDULE

Year	Net Cash Flow	15.0%		20.0%	
		DF	DCF	DF	DCF
2017	$ (30,738,024)	1	$ (30,738,024)	1	$ (30,738,024)
2018	$ 5,691,345	0.86957	$ 4,948,995	0.83333	$ 4,742,787
2019	$ 7,854,027	0.75614	$ 5,938,773	0.69444	$ 5,454,186
2020	$ 37,183,440	0.65752	$ 24,448,715	0.57870	$ 21,518,194
2021	$ (601,362)	0.57175	$ (343,831)	0.48225	$ (290,009)
2022	$ (601,362)	0.49718	$ (298,983)	0.40188	$ (241,674)
2023	$ (601,362)	0.43233	$ (259,985)	0.33490	$ (201,395)
2024	$ (601,362)	0.37594	$ (226,074)	0.27908	$ (167,829)
2025	$ (601,362)	0.32690	$ (196,586)	0.23257	$ (139,858)
2026	$ (601,362)	0.28426	$ (170,945)	0.19381	$ (116,548)
2027	$ (601,362)	0.24718	$ (148,647)	0.16151	$ (97,123)
2028	$ (601,362)	0.21494	$ (129,259)	0.13459	$ (80,936)
2029	$ (601,362)	0.18691	$ (112,399)	0.11216	$ (67,447)
2030	$ (601,362)	0.16253	$ (97,738)	0.09346	$ (56,206)
2031	$ (601,362)	0.14133	$ (84,990)	0.07789	$ (46,838)
2032	$ (601,362)	0.12289	$ (73,904)	0.06491	$ (39,032)
2033	$ (601,362)	0.10686	$ (64,264)	0.05409	$ (32,526)
2034	$ (601,362)	0.09293	$ (55,882)	0.04507	$ (27,105)
2035	$ (601,362)	0.08081	$ (48,593)	0.03756	$ (22,588)
2036	$ (601,362)	0.07027	$ (42,255)	0.03130	$ (18,823)
2037	$ (601,362)	0.06110	$ (36,743)	0.02608	$ (15,686)
2038	$ (601,362)	0.05313	$ (31,951)	0.02174	$ (13,072)
2039	$ (601,362)	0.04620	$ (27,783)	0.01811	$ (10,893)
2040	$ (601,362)	0.04017	$ (24,159)	0.01509	$ (9,078)
2041	$ (601,362)	0.03493	$ (21,008)	0.01258	$ (7,565)
2042	$ (601,362)	0.03038	$ (18,268)	0.01048	$ (6,304)
2043	$ (601,362)	0.02642	$ (15,885)	0.00874	$ (5,253)
2044	$ (601,362)	0.02297	$ (13,813)	0.00728	$ (4,378)
2045	$ (601,362)	0.01997	$ (12,011)	0.00607	$ (3,648)
2046	$ (601,362)	0.01737	$ (10,445)	0.00506	$ (3,040)
2047	$ (601,362)	0.01510	$ (9,082)	0.00421	$ (2,533)
2048	$ (601,362)	0.01313	$ (7,898)	0.00351	$ (2,111)
2049	$ (601,362)	0.01142	$ (6,868)	0.00293	$ (1,759)
2050	$ (601,362)	0.00993	$ (5,972)	0.00244	$ (1,466)
2051	$ (601,362)	0.00864	$ (5,193)	0.00203	$ (1,222)
2052	$ (601,362)	0.00751	$ (4,516)	0.00169	$ (1,018)
2053	$ (601,362)	0.00653	$ (3,927)	0.00141	$ (848)
2054	$ (601,362)	0.00568	$ (3,414)	0.00118	$ (707)
2055	$ (601,362)	0.00494	$ (2,969)	0.00098	$ (589)
2056	$ (601,362)	0.00429	$ (2,582)	0.00082	$ (491)
2057	$ (601,362)	0.00373	$ (2,245)	0.00068	$ (409)
2058	$ (601,362)	0.00325	$ (1,952)	0.00057	$ (341)
2059	$ (601,362)	0.00282	$ (1,698)	0.00047	$ (284)
2060	$ (601,362)	0.00245	$ (1,476)	0.00039	$ (237)
2061	$ (601,362)	0.00213	$ (1,284)	0.00033	$ (197)
2062	$ (601,362)	0.00186	$ (1,116)	0.00027	$ (164)
2063	$ (601,362)	0.00161	$ (971)	0.00023	$ (137)
2064	$ (601,362)	0.00140	$ (844)	0.00019	$ (114)
2065	$ (601,362)	0.00122	$ (734)	0.00016	$ (95)
2066	$ (601,362)	0.00106	$ (638)	0.00013	$ (79)
2067	$ (601,362)	0.00092	$ (555)	0.00011	$ (66)
			$ 1,966,125		**$ (762,578)**

IRR = **18.6%**

TOWER 1 BRANDED RESIDENCES - DEPRECIATION SCHEDULE

Applied Foreign Exchange USD:Kyats (Average Rate) *1,200* 10%

Sr.	Element	Amount (Cost) USD	Amount (Cost) Kyats	Residual Value USD	Residual Value Kyats	Depreciable Value USD	Depreciable Value Kyats	Useful LifeYears	Depn %	Accumulated Depreciation USD	Accumulated Depreciation Kyats
1	Building	82,370,771	98,844,925,541	8,237,077	9,884,492,554	74,133,694	88,960,432,987	20	5%	74,133,694	88,960,432,987
2	Plant and Machinery	26,036,786	31,244,143,198	2,603,679	3,124,414,320	23,433,107	28,119,728,878	10	10%	23,433,107	28,119,728,878
3	FF&E	1,410,912	1,693,094,572	141,091	169,309,457	1,269,821	1,523,785,115	5	20%	1,269,821	1,523,785,115
	Total Costs	**109,818,469**	**131,782,163,312**	**10,981,847**	**13,178,216,331**	**98,836,622**	**118,603,946,980**			**98,836,622**	**118,603,946,980**

LANDMARK PROJECT

MEEYAHTHA DEVELOPMENT LIMITED (MDL)

TOWER 2 BUSINESS HOTEL & SERVICED APARTMENTS

TOWER 2 BUSINESS HOTEL - INCOME

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026
Operating Period Start					1	2	3	4	5	6
Hotel Rooms					281	281	281	281	281	281
Occupancy					70%	75%	75%	75%	75%	75%
Room Night Sold					71,796	76,924	76,924	76,924	76,924	76,924
Average Daily Rate (USD)					$218	$225	$231	$238	$245	$253
RevPAR					$153	$168	$173	$179	$184	$190
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUES										
Rooms					$15,651,419	$17,272,459	$17,790,633	$18,324,352	$18,874,082	$19,440,305
F&B					$6,260,568	$6,908,984	$7,116,253	$7,329,741	$7,549,633	$7,776,122
Other Operating Departments					$1,173,856	$1,295,434	$1,334,297	$1,374,326	$1,415,556	$1,458,023
TOTAL REVENUES					$23,085,843	$25,476,877	$26,241,183	$27,028,419	$27,839,271	$28,674,449

TOWER 2 SERVICED APARTMENTS-INCOME

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026
Operating Period Start					1	2	3	4	5	6
Serviced Apartment Rooms					90	90	90	90	90	90
Occupancy					70%	75%	75%	75%	75%	75%
Average Room Rate (USD)					$3,600	$3,708	$3,819	$3,934	$4,052	$4,173
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUES										
Rooms					$2,721,600	$3,003,480	$3,093,584	$3,186,392	$3,281,984	$3,380,443
F&B / Other Operating Departments					$408,240	$450,522	$464,038	$477,959	$492,298	$507,066
TOTAL REVENUE					$3,129,840	$3,454,002	$3,557,622	$3,664,351	$3,774,281	$3,887,510

TOWER 2 BUSINESS HOTEL - INCOME

Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036
Operating Period Start	7	8	9	10	11	12	13	14	15	16
Hotel Rooms	281	281	281	281	281	281	281	281	281	281
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Room Night Sold	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924
Average Daily Rate (USD)	$260	$268	$276	$284	$293	$302	$311	$320	$330	$340
RevPAR	$195	$201	$207	$213	$220	$226	$233	$240	$247	$255
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUES										
Rooms	$20,023,514	$20,624,219	$21,242,946	$21,880,234	$22,536,641	$23,212,740	$23,909,123	$24,626,396	$25,365,188	$26,126,144
F&B	$8,009,405	$8,249,688	$8,497,178	$8,752,094	$9,014,656	$9,285,096	$9,563,649	$9,850,558	$10,146,075	$10,450,457
Other Operating Departments	$1,501,764	$1,546,816	$1,593,221	$1,641,018	$1,690,248	$1,740,956	$1,793,184	$1,846,980	$1,902,389	$1,959,461
TOTAL REVENUES	$29,534,683	$30,420,723	$31,333,345	$32,273,345	$33,241,546	$34,238,792	$35,265,956	$36,323,934	$37,413,652	$38,536,062

TOWER 2 SERVICED APARTMENTS-INCOME

Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036
Operating Period Start	7	8	9	10	11	12	13	14	15	16
Serviced Apartment Rooms	90	90	90	90	90	90	90	90	90	90
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Average Room Rate (USD)	$4,299	$4,428	$4,560	$4,697	$4,838	$4,983	$5,133	$5,287	$5,445	$5,609
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUES										
Rooms	$3,481,856	$3,586,312	$3,693,902	$3,804,719	$3,918,860	$4,036,426	$4,157,519	$4,282,244	$4,410,712	$4,543,033
F&B / Other Operating Departments	$522,278	$537,947	$554,085	$570,708	$587,829	$605,464	$623,628	$642,337	$661,607	$681,455
TOTAL REVENUE	$4,004,135	$4,124,259	$4,247,987	$4,375,426	$4,506,689	$4,641,890	$4,781,147	$4,924,581	$5,072,318	$5,224,488

TOWER 2 BUSINESS HOTEL - INCOME

Year	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046
Operating Period Start	17	18	19	20	21	22	23	24	25	26
Hotel Rooms	281	281	281	281	281	281	281	281	281	281
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Room Night Sold	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924
Average Daily Rate (USD)	$350	$360	$371	$382	$394	$406	$418	$430	$443	$456
RevPAR	$262	$270	$278	$287	$295	$304	$313	$323	$332	$342
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUES										
Rooms	$26,909,928	$27,717,226	$28,548,743	$29,405,205	$30,287,361	$31,195,982	$32,131,861	$33,095,817	$34,088,692	$35,111,353
F&B	$10,763,971	$11,086,890	$11,419,497	$11,762,082	$12,114,944	$12,478,393	$12,852,745	$13,238,327	$13,635,477	$14,044,541
Other Operating Departments	$2,018,245	$2,078,792	$2,141,156	$2,205,390	$2,271,552	$2,339,699	$2,409,890	$2,482,186	$2,556,652	$2,633,351
TOTAL REVENUES	$39,692,144	$40,882,908	$42,109,395	$43,372,677	$44,673,858	$46,014,073	$47,394,496	$48,816,330	$50,280,820	$51,789,245

TOWER 2 SERVICED APARTMENTS-INCOME

Year	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046
Operating Period Start	17	18	19	20	21	22	23	24	25	26
Serviced Apartment Rooms	90	90	90	90	90	90	90	90	90	90
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Average Room Rate (USD)	$5,777	$5,950	$6,129	$6,313	$6,502	$6,697	$6,898	$7,105	$7,318	$7,538
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUES										
Rooms	$4,679,324	$4,819,704	$4,964,295	$5,113,224	$5,266,620	$5,424,619	$5,587,358	$5,754,978	$5,927,628	$6,105,456
F&B / Other Operating Departments	$701,899	$722,956	$744,644	$766,984	$789,993	$813,693	$838,104	$863,247	$889,144	$915,818
TOTAL REVENUE	$5,381,223	$5,542,659	$5,708,939	$5,880,207	$6,056,613	$6,238,312	$6,425,461	$6,618,225	$6,816,772	$7,021,275

TOWER 2 BUSINESS HOTEL - INCOME

Year	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Operating Period Start	27	28	29	30	31	32	33	34	35	36	37
Hotel Rooms	281	281	281	281	281	281	281	281	281	281	281
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Room Night Sold	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924
Average Daily Rate (USD)	$470	$484	$499	$514	$529	$545	$561	$578	$596	$613	$632
RevPAR	$353	$363	$374	$385	$397	$409	$421	$434	$447	$460	$474
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUES											
Rooms	$36,164,693	$37,249,634	$38,367,123	$39,518,137	$40,703,681	$41,924,791	$43,182,535	$44,478,011	$45,812,351	$47,186,722	$48,602,323
F&B	$14,465,877	$14,899,854	$15,346,849	$15,807,255	$16,281,472	$16,769,916	$17,273,014	$17,791,204	$18,324,940	$18,874,689	$19,440,929
Other Operating Departments	$2,712,352	$2,793,723	$2,877,534	$2,963,860	$3,052,776	$3,144,359	$3,238,690	$3,335,851	$3,435,926	$3,539,004	$3,645,174
TOTAL REVENUES	$53,342,922	$54,943,210	$56,591,506	$58,289,251	$60,037,929	$61,839,067	$63,694,239	$65,605,066	$67,573,218	$69,600,415	$71,688,427

TOWER 2 SERVICED APARTMENTS-INCOME

Year	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Operating Period Start	27	28	29	30	31	32	33	34	35	36	37
Serviced Apartment Rooms	90	90	90	90	90	90	90	90	90	90	90
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Average Room Rate (USD)	$7,764	$7,997	$8,237	$8,484	$8,738	$9,000	$9,270	$9,548	$9,835	$10,130	$10,434
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUES											
Rooms	$6,288,620	$6,477,279	$6,671,597	$6,871,745	$7,077,897	$7,290,234	$7,508,941	$7,734,210	$7,966,236	$8,205,223	$8,451,380
F&B / Other Operating Departments	$943,293	$971,592	$1,000,740	$1,030,762	$1,061,685	$1,093,535	$1,126,341	$1,160,131	$1,194,935	$1,230,783	$1,267,707
TOTAL REVENUE	$7,231,913	$7,448,871	$7,672,337	$7,902,507	$8,139,582	$8,383,769	$8,635,283	$8,894,341	$9,161,171	$9,436,006	$9,719,087

TOWER 2 BUSINESS HOTEL - INCOME

Year	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	38	39	40	41	42	43	44	45	46	47
Hotel Rooms	281	281	281	281	281	281	281	281	281	281
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Room Night Sold	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924	76,924
Average Daily Rate (USD)	$651	$670	$690	$711	$732	$754	$777	$800	$824	$849
RevPAR	$488	$503	$518	$533	$549	$566	$583	$600	$618	$637
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUES										
Rooms	$50,060,393	$51,562,205	$53,109,071	$54,702,343	$56,343,413	$58,033,716	$59,774,727	$61,567,969	$63,415,008	$65,317,458
F&B	$20,024,157	$20,624,882	$21,243,628	$21,880,937	$22,537,365	$23,213,486	$23,909,891	$24,627,188	$25,366,003	$26,126,983
Other Operating Departments	$3,754,529	$3,867,165	$3,983,180	$4,102,676	$4,225,756	$4,352,529	$4,483,105	$4,617,598	$4,756,126	$4,898,809
TOTAL REVENUES	$73,839,080	$76,054,252	$78,335,880	$80,685,956	$83,106,535	$85,599,731	$88,167,723	$90,812,754	$93,537,137	$96,343,251

TOWER 2 SERVICED APARTMENTS-INCOME

Year	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	38	39	40	41	42	43	44	45	46	47
Serviced Apartment Rooms	90	90	90	90	90	90	90	90	90	90
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Average Room Rate (USD)	$10,747	$11,069	$11,401	$11,743	$12,096	$12,459	$12,832	$13,217	$13,614	$14,022
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
REVENUES										
Rooms	$8,704,921	$8,966,069	$9,235,051	$9,512,102	$9,797,465	$10,091,389	$10,394,131	$10,705,955	$11,027,133	$11,357,947
F&B / Other Operating Departments	$1,305,738	$1,344,910	$1,385,258	$1,426,815	$1,469,620	$1,513,708	$1,559,120	$1,605,893	$1,654,070	$1,703,692
TOTAL REVENUE	$10,010,659	$10,310,979	$10,620,308	$10,938,918	$11,267,085	$11,605,098	$11,953,251	$12,311,848	$12,681,203	$13,061,640

TOWER 2 BUSINESS HOTEL - AVERAGE DAILY RATE

Year		Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030
Lease Year Ending		24	25	26	27	28	29	30	31	32	33
Operating Period Start		1	2	3	4	5	6	7	8	9	10
Room Type	Room Count										
King (inclusive 3 Disabled rooms)	200	$202	$208	$214	$221	$227	$234	$241	$248	$256	$264
Double	50	$202	$208	$214	$221	$227	$234	$241	$248	$256	$264
Junior Suite	24	$282	$291	$299	$308	$318	$327	$337	$347	$357	$368
Executive Suite	6	$331	$341	$351	$362	$373	$384	$395	$407	$419	$432
Presidential Suite	1	$2,000	$2,060	$2,122	$2,185	$2,251	$2,319	$2,388	$2,460	$2,534	$2,610
Total	281										

TOWER 2 SERVICED APARTMENTS - ROOM RATES

Year		Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030
Lease Year Ending		24	25	26	27	28	29	30	31	32	33
Operating Period Start		1	2	3	4	5	6	7	8	9	10
Room Type	Room Count										
3 bdr unit	6	$4,800	$4,944	$5,092	$5,245	$5,402	$5,565	$5,731	$5,903	$6,080	$6,263
2 bdr unit	26	$4,000	$4,120	$4,244	$4,371	$4,502	$4,637	$4,776	$4,919	$5,067	$5,219
1 bdr unit	58	$3,300	$3,399	$3,501	$3,606	$3,714	$3,826	$3,940	$4,059	$4,180	$4,306
Total	90										

TOWER 2 BUSINESS HOTEL - AVERAGE DAILY RATE

Year		Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037	Year 2038	Year 2039	Year 2040
Lease Year Ending		34	35	36	37	38	39	40	41	42	43
Operating Period Start		11	12	13	14	15	16	17	18	19	20
Room Type	Room Count										
King (inclusive 3 Disabled rooms)	200	$271	$280	$288	$297	$306	$315	$324	$334	$344	$354
Double	50	$271	$280	$288	$297	$306	$315	$324	$334	$344	$354
Junior Suite	24	$379	$391	$402	$414	$427	$440	$453	$466	$480	$495
Executive Suite	6	$445	$458	$472	$486	$501	$516	$531	$547	$564	$580
Presidential Suite	1	$2,688	$2,768	$2,852	$2,937	$3,025	$3,116	$3,209	$3,306	$3,405	$3,507
Total	281										

TOWER 2 SERVICED APARTMENTS - ROOM RATES

Year		Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037	Year 2038	Year 2039	Year 2040
Lease Year Ending		34	35	36	37	38	39	40	41	42	43
Operating Period Start		11	12	13	14	15	16	17	18	19	20
Room Type	Room Count										
3 bdr unit	6	$6,451	$6,644	$6,844	$7,049	$7,260	$7,478	$7,703	$7,934	$8,172	$8,417
2 bdr unit	26	$5,376	$5,537	$5,703	$5,874	$6,050	$6,232	$6,419	$6,611	$6,810	$7,014
1 bdr unit	58	$4,435	$4,568	$4,705	$4,846	$4,992	$5,141	$5,296	$5,454	$5,618	$5,787
Total	90										

TOWER 2 BUSINESS HOTEL - AVERAGE DAILY RATE

Year		Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047	Year 2048	Year 2049	Year 2050
Lease Year Ending		44	45	46	47	48	49	50	51	52	53
Operating Period Start		21	22	23	24	25	26	27	28	29	30
Room Type	Room Count										
King (inclusive 3 Disabled rooms)	200	$365	$376	$387	$399	$411	$423	$436	$449	$462	$476
Double	50	$365	$376	$387	$399	$411	$423	$436	$449	$462	$476
Junior Suite	24	$510	$525	$541	$557	$574	$591	$609	$627	$646	$665
Executive Suite	6	$598	$616	$634	$653	$673	$693	$714	$735	$757	$780
Presidential Suite	1	$3,612	$3,721	$3,832	$3,947	$4,066	$4,188	$4,313	$4,443	$4,576	$4,713
Total	281										

TOWER 2 SERVICED APARTMENTS - ROOM RATES

Year		Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047	Year 2048	Year 2049	Year 2050
Lease Year Ending		44	45	46	47	48	49	50	51	52	53
Operating Period Start		21	22	23	24	25	26	27	28	29	30
Room Type	Room Count										
3 bdr unit	6	$8,669	$8,929	$9,197	$9,473	$9,757	$10,050	$10,352	$10,662	$10,982	$11,312
2 bdr unit	26	$7,224	$7,441	$7,664	$7,894	$8,131	$8,375	$8,626	$8,885	$9,152	$9,426
1 bdr unit	58	$5,960	$6,139	$6,323	$6,513	$6,708	$6,909	$7,117	$7,330	$7,550	$7,777
Total	90										

TOWER 2 BUSINESS HOTEL - AVERAGE DAILY RATE

Year		Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057	Year 2058	Year 2059	Year 2060
Lease Year Ending		54	55	56	57	58	59	60	61	62	63
Operating Period Start		31	32	33	34	35	36	37	38	39	40
Room Type	Room Count										
King (inclusive 3 Disabled rooms)	200	$490	$505	$520	$536	$552	$568	$585	$603	$621	$640
Double	50	$490	$505	$520	$536	$552	$568	$585	$603	$621	$640
Junior Suite	24	$685	$705	$727	$748	$771	$794	$818	$842	$868	$894
Executive Suite	6	$803	$828	$852	$878	$904	$931	$959	$988	$1,018	$1,048
Presidential Suite	1	$4,855	$5,000	$5,150	$5,305	$5,464	$5,628	$5,797	$5,970	$6,150	$6,334
Total	281										

TOWER 2 SERVICED APARTMENTS - ROOM RATES

Year		Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057	Year 2058	Year 2059	Year 2060
Lease Year Ending		54	55	56	57	58	59	60	61	62	63
Operating Period Start		31	32	33	34	35	36	37	38	39	40
Room Type	Room Count										
3 bdr unit	6	$11,651	$12,000	$12,360	$12,731	$13,113	$13,507	$13,912	$14,329	$14,759	$15,202
2 bdr unit	26	$9,709	$10,000	$10,300	$10,609	$10,928	$11,255	$11,593	$11,941	$12,299	$12,668
1 bdr unit	58	$8,010	$8,250	$8,498	$8,753	$9,015	$9,286	$9,564	$9,851	$10,147	$10,451
Total	90										

TOWER 2 BUSINESS HOTEL - AVERAGE DAILY RATE

Year		Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Lease Year Ending		64	65	66	67	68	69	70
Operating Period Start		41	42	43	44	45	46	47
Room Type	Room Count							
King (inclusive 3 Disabled rooms)	200	$659	$679	$699	$720	$742	$764	$787
Double	50	$659	$679	$699	$720	$742	$764	$787
Junior Suite	24	$920	$948	$976	$1,006	$1,036	$1,067	$1,099
Executive Suite	6	$1,080	$1,112	$1,145	$1,180	$1,215	$1,252	$1,289
Presidential Suite	1	$6,524	$6,720	$6,921	$7,129	$7,343	$7,563	$7,790
Total	281							

TOWER 2 SERVICED APARTMENTS - ROOM RATES

Year		Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Lease Year Ending		64	65	66	67	68	69	70
Operating Period Start		41	42	43	44	45	46	47
Room Type	Room Count							
3 bdr unit	6	$15,658	$16,128	$16,611	$17,110	$17,623	$18,152	$18,696
2 bdr unit	26	$13,048	$13,440	$13,843	$14,258	$14,686	$15,126	$15,580
1 bdr unit	58	$10,765	$11,088	$11,420	$11,763	$12,116	$12,479	$12,854
Total	90							

TOWER 2 BUSINESS HOTEL - EXPENDITURE

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
Lease Year Ending	20	21	22	23	24	25	26	27	28	29	30
Operating Period Start					1	2	3	4	5	6	7
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR											
Rooms X					$2,347,713	$2,590,869	$2,668,595	$2,748,653	$2,831,112	$2,916,046	$3,003,527
F&B X					$2,817,255	$3,109,043	$3,202,314	$3,298,383	$3,397,335	$3,499,255	$3,604,232
Other Operating Departments X					$58,693	$64,772	$66,715	$68,716	$70,778	$72,901	$75,088
TOTAL COSTS OF SALES					$5,223,661	$5,764,683	$5,937,624	$6,115,752	$6,299,225	$6,488,202	$6,682,848
VARIABLE X & SG&A											
Admin & General X					$2,308,584	$2,547,688	$2,624,118	$2,702,842	$2,783,927	$2,867,445	$2,953,468
Sales & Marketing X					$923,434	$1,019,075	$1,049,647	$1,081,137	$1,113,571	$1,146,978	$1,181,387
Base Management Fee					$346,288	$382,153	$459,221	$472,997	$556,785	$573,489	$590,694
Property Repairs & Maintenance					$692,575	$764,306	$787,235	$810,853	$835,178	$860,233	$886,040
Utilities & Energy					$2,308,584	$2,547,688	$2,624,118	$2,702,842	$2,783,927	$2,867,445	$2,953,468
TOTAL SG&A EXPENSES					$6,579,465	$7,260,910	$7,544,340	$7,770,670	$8,073,389	$8,315,590	$8,565,058

TOWER 2 SERVICED APARTMENTS-EXPENDITURE

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
Operating Period Start					1	2	3	4	5	6	7
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR											
Rooms X					$408,240	$450,522	$464,038	$477,959	$492,298	$507,066	$522,278
F&B X					$183,708	$202,735	$208,817	$215,081	$221,534	$228,180	$235,025
TOTAL COSTS OF SALES					$591,948	$653,257	$672,855	$693,040	$713,831	$735,246	$757,304
VARIABLE X & SG&A											
Admin & General X					$312,984	$345,400	$355,762	$366,435	$377,428	$388,751	$400,413
Sales & Marketing X					$62,597	$69,080	$71,152	$73,287	$75,486	$77,750	$80,083
Base Management Fee					$46,948	$51,810	$62,258	$64,126	$75,486	$77,750	$80,083
Property Repairs & Maintenance					$125,194	$138,160	$142,305	$146,574	$150,971	$311,001	$320,331
Energy					$312,984	$345,400	$355,762	$366,435	$377,428	$388,751	$400,413
TOTAL SG&A EXPENSES					$860,706	$949,851	$987,240	$1,016,857	$1,056,799	$1,244,003	$1,281,323

COMBINED

	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
Pre-Opening Expenses	$0	$0	$0	$1,814,193	$0	$0	$0	$0	$0	$0	$0
Land Lease					$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960
DEPRECIATION											
Building Cost					$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941
Plant & Machinery					$2,676,305	$2,676,305	$2,676,305	$2,676,305	$2,676,305	$2,676,305	$2,676,305
FF&E					$3,021,309	$3,021,309	$3,021,309	$3,021,309	$3,021,309	$0	$0
TOTAL DEPRECIATION					$9,214,555	$9,214,555	$9,214,555	$9,214,555	$9,214,555	$6,193,246	$6,193,246
Commercial Tax					$1,310,784	$1,446,544	$1,489,940	$1,534,638	$1,580,678	$1,628,098	$1,676,941
Property Tax					$1,038,332	$1,145,874	$1,180,250	$1,215,657	$1,252,127	$1,289,691	$1,328,382
Corporate Income Tax					$0	$0	$0	$0	$0	$897,760	$975,492

TOWER 2 BUSINESS HOTEL - EXPENDITURE										
Year	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037
Lease Year Ending	31	32	33	34	35	36	37	38	39	40
Operating Period Start	8	9	10	11	12	13	14	15	16	17
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR										
Rooms X	$3,093,633	$3,186,442	$3,282,035	$3,380,496	$3,481,911	$3,586,368	$3,693,959	$3,804,778	$3,918,922	$4,036,489
F&B X	$3,712,359	$3,823,730	$3,938,442	$4,056,595	$4,178,293	$4,303,642	$4,432,751	$4,565,734	$4,702,706	$4,843,787
Other Operating Departments X	$77,341	$79,661	$82,051	$84,512	$87,048	$89,659	$92,349	$95,119	$97,973	$100,912
TOTAL COSTS OF SALES	$6,883,333	$7,089,833	$7,302,528	$7,521,604	$7,747,252	$7,979,670	$8,219,060	$8,465,632	$8,719,600	$8,981,188
VARIABLE X & SG&A										
Admin & General X	$3,042,072	$3,133,334	$3,227,335	$3,324,155	$3,423,879	$3,526,596	$3,632,393	$3,741,365	$3,853,606	$3,969,214
Sales & Marketing X	$1,216,829	$1,253,334	$1,290,934	$1,329,662	$1,369,552	$1,410,638	$1,452,957	$1,496,546	$1,541,442	$1,587,686
Base Management Fee	$608,414	$626,667	$645,467	$664,831	$684,776	$705,319	$726,479	$748,273	$770,721	$793,843
Property Repairs & Maintenance	$912,622	$940,000	$968,200	$997,246	$1,027,164	$1,057,979	$1,089,718	$1,122,410	$1,156,082	$1,190,764
Utilities & Energy	$3,042,072	$3,133,334	$3,227,335	$3,324,155	$3,423,879	$3,526,596	$3,632,393	$3,741,365	$3,853,606	$3,969,214
TOTAL SG&A EXPENSES	$8,822,010	$9,086,670	$9,359,270	$9,640,048	$9,929,250	$10,227,127	$10,533,941	$10,849,959	$11,175,458	$11,510,722

TOWER 2 SERVICED APARTMENTS-EXPENDITURE										
Year	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037
Operating Period Start	8	9	10	11	12	13	14	15	16	17
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR										
Rooms X	$537,947	$554,085	$570,708	$587,829	$605,464	$623,628	$642,337	$661,607	$681,455	$701,899
F&B X	$242,076	$249,338	$256,819	$264,523	$272,459	$280,633	$289,051	$297,723	$306,655	$315,854
TOTAL COSTS OF SALES	$780,023	$803,424	$827,526	$852,352	$877,923	$904,260	$931,388	$959,330	$988,110	$1,017,753
VARIABLE X & SG&A										
Admin & General X	$412,426	$424,799	$437,543	$450,669	$464,189	$478,115	$492,458	$507,232	$522,449	$538,122
Sales & Marketing X	$82,485	$84,960	$87,509	$90,134	$92,838	$95,623	$98,492	$101,446	$104,490	$107,624
Base Management Fee	$82,485	$84,960	$87,509	$90,134	$92,838	$95,623	$98,492	$101,446	$104,490	$107,624
Property Repairs & Maintenance	$329,941	$339,839	$350,034	$360,535	$371,351	$382,492	$393,966	$405,785	$417,959	$430,498
Energy	$412,426	$424,799	$437,543	$450,669	$464,189	$478,115	$492,458	$507,232	$522,449	$538,122
TOTAL SG&A EXPENSES	$1,319,763	$1,359,356	$1,400,136	$1,442,141	$1,485,405	$1,529,967	$1,575,866	$1,623,142	$1,671,836	$1,721,991
COMBINED										
Pre-Opening Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Land Lease	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960
DEPRECIATION										
Building Cost	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941
Plant & Machinery	$2,676,305	$2,676,305	$2,676,305	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$6,193,246	$6,193,246	$6,193,246	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941
Commercial Tax	$1,727,249	$1,779,067	$1,832,439	$1,887,412	$1,944,034	$2,002,355	$2,062,426	$2,124,299	$2,188,027	$2,253,668
Property Tax	$1,368,233	$1,409,280	$1,451,559	$1,495,105	$1,539,958	$1,586,157	$1,633,742	$1,682,754	$1,733,237	$1,785,234
Corporate Income Tax	$1,055,555	$1,138,021	$1,222,961	$1,979,525	$2,069,637	$2,162,453	$2,258,054	$2,356,522	$2,457,944	$2,562,410

TOWER 2 BUSINESS HOTEL - EXPENDITURE										
Year	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047
Lease Year Ending	41	42	43	44	45	46	47	48	49	50
Operating Period Start	18	19	20	21	22	23	24	25	26	27
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR										
Rooms X	$4,157,584	$4,282,311	$4,410,781	$4,543,104	$4,679,397	$4,819,779	$4,964,373	$5,113,304	$5,266,703	$5,424,704
F&B X	$4,989,101	$5,138,774	$5,292,937	$5,451,725	$5,615,277	$5,783,735	$5,957,247	$6,135,965	$6,320,043	$6,509,645
Other Operating Departments X	$103,940	$107,058	$110,270	$113,578	$116,985	$120,494	$124,109	$127,833	$131,668	$135,618
TOTAL COSTS OF SALES	$9,250,624	$9,528,143	$9,813,987	$10,108,407	$10,411,659	$10,724,009	$11,045,729	$11,377,101	$11,718,414	$12,069,966
VARIABLE X & SG&A										
Admin & General X	$4,088,291	$4,210,940	$4,337,268	$4,467,386	$4,601,407	$4,739,450	$4,881,633	$5,028,082	$5,178,924	$5,334,292
Sales & Marketing X	$1,635,316	$1,684,376	$1,734,907	$1,786,954	$1,840,563	$1,895,780	$1,952,653	$2,011,233	$2,071,570	$2,133,717
Base Management Fee	$817,658	$842,188	$867,454	$893,477	$920,281	$947,890	$976,327	$1,005,616	$1,035,785	$1,066,858
Property Repairs & Maintenance	$1,226,487	$1,263,282	$1,301,180	$1,340,216	$1,380,422	$1,421,835	$1,464,490	$1,508,425	$1,553,677	$1,600,288
Utilities & Energy	$4,088,291	$4,210,940	$4,337,268	$4,467,386	$4,601,407	$4,739,450	$4,881,633	$5,028,082	$5,178,924	$5,334,292
TOTAL SG&A EXPENSES	$11,856,043	$12,211,725	$12,578,076	$12,955,419	$13,344,081	$13,744,404	$14,156,736	$14,581,438	$15,018,881	$15,469,447

TOWER 2 SERVICED APARTMENTS-EXPENDITURE										
Year	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047
Operating Period Start	18	19	20	21	22	23	24	25	26	27
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR										
Rooms X	$722,956	$744,644	$766,984	$789,993	$813,693	$838,104	$863,247	$889,144	$915,818	$943,293
F&B X	$325,330	$335,090	$345,143	$355,497	$366,162	$377,147	$388,461	$400,115	$412,118	$424,482
TOTAL COSTS OF SALES	$1,048,286	$1,079,734	$1,112,126	$1,145,490	$1,179,855	$1,215,250	$1,251,708	$1,289,259	$1,327,937	$1,367,775
VARIABLE X & SG&A										
Admin & General X	$554,266	$570,894	$588,021	$605,661	$623,831	$642,546	$661,823	$681,677	$702,127	$723,191
Sales & Marketing X	$110,853	$114,179	$117,604	$121,132	$124,766	$128,509	$132,365	$136,335	$140,425	$144,638
Base Management Fee	$110,853	$114,179	$117,604	$121,132	$124,766	$128,509	$132,365	$136,335	$140,425	$144,638
Property Repairs & Maintenance	$443,413	$456,715	$470,417	$484,529	$499,065	$514,037	$529,458	$545,342	$561,702	$578,553
Energy	$554,266	$570,894	$588,021	$605,661	$623,831	$642,546	$661,823	$681,677	$702,127	$723,191
TOTAL SG&A EXPENSES	$1,773,651	$1,826,860	$1,881,666	$1,938,116	$1,996,260	$2,056,148	$2,117,832	$2,181,367	$2,246,808	$2,314,212

COMBINED										
Pre-Opening Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Land Lease	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960
DEPRECIATION										
Building Cost	$3,516,941	$3,516,941	$3,516,941	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$3,516,941	$3,516,941	$3,516,941	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$2,321,278	$2,390,917	$2,462,644	$2,536,524	$2,612,619	$2,690,998	$2,771,728	$2,854,880	$2,940,526	$3,028,742
Property Tax	$1,838,791	$1,893,955	$1,950,773	$2,009,296	$2,069,575	$2,131,663	$2,195,612	$2,261,481	$2,329,325	$2,399,205
Corporate Income Tax	$2,670,009	$2,780,836	$2,894,987	$3,891,799	$4,012,903	$4,137,639	$4,266,118	$4,398,452	$4,534,755	$4,675,147

TOWER 2 BUSINESS HOTEL - EXPENDITURE										
Year	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Lease Year Ending	51	52	53	54	55	56	57	58	59	60
Operating Period Start	28	29	30	31	32	33	34	35	36	37
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR										
Rooms X	$5,587,445	$5,755,068	$5,927,720	$6,105,552	$6,288,719	$6,477,380	$6,671,702	$6,871,853	$7,078,008	$7,290,349
F&B X	$6,704,934	$6,906,082	$7,113,265	$7,326,663	$7,546,462	$7,772,856	$8,006,042	$8,246,223	$8,493,610	$8,748,418
Other Operating Departments X	$139,686	$143,877	$148,193	$152,639	$157,218	$161,935	$166,793	$171,796	$176,950	$182,259
TOTAL COSTS OF SALES	$12,432,065	$12,805,027	$13,189,178	$13,584,853	$13,992,399	$14,412,171	$14,844,536	$15,289,872	$15,748,568	$16,221,025
VARIABLE X & SG&A										
Admin & General X	$5,494,321	$5,659,151	$5,828,925	$6,003,793	$6,183,907	$6,369,424	$6,560,507	$6,757,322	$6,960,041	$7,168,843
Sales & Marketing X	$2,197,728	$2,263,660	$2,331,570	$2,401,517	$2,473,563	$2,547,770	$2,624,203	$2,702,929	$2,784,017	$2,867,537
Base Management Fee	$1,098,864	$1,131,830	$1,165,785	$1,200,759	$1,236,781	$1,273,885	$1,312,101	$1,351,464	$1,392,008	$1,433,769
Property Repairs & Maintenance	$1,648,296	$1,697,745	$1,748,678	$1,801,138	$1,855,172	$1,910,827	$1,968,152	$2,027,197	$2,088,012	$2,150,653
Utilities & Energy	$5,494,321	$5,659,151	$5,828,925	$6,003,793	$6,183,907	$6,369,424	$6,560,507	$6,757,322	$6,960,041	$7,168,843
TOTAL SG&A EXPENSES	$15,933,531	$16,411,537	$16,903,883	$17,410,999	$17,933,329	$18,471,329	$19,025,469	$19,596,233	$20,184,120	$20,789,644

TOWER 2 SERVICED APARTMENTS-EXPENDITURE										
Year	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Operating Period Start	28	29	30	31	32	33	34	35	36	37
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR										
Rooms X	$971,592	$1,000,740	$1,030,762	$1,061,685	$1,093,535	$1,126,341	$1,160,131	$1,194,935	$1,230,783	$1,267,707
F&B X	$437,216	$450,333	$463,843	$477,758	$492,091	$506,854	$522,059	$537,721	$553,853	$570,468
TOTAL COSTS OF SALES	$1,408,808	$1,451,072	$1,494,605	$1,539,443	$1,585,626	$1,633,195	$1,682,191	$1,732,656	$1,784,636	$1,838,175
VARIABLE X & SG&A										
Admin & General X	$744,887	$767,234	$790,251	$813,958	$838,377	$863,528	$889,434	$916,117	$943,601	$971,909
Sales & Marketing X	$148,977	$153,447	$158,050	$162,792	$167,675	$172,706	$177,887	$183,223	$188,720	$194,382
Base Management Fee	$148,977	$153,447	$158,050	$162,792	$167,675	$172,706	$177,887	$183,223	$188,720	$194,382
Property Repairs & Maintenance	$595,910	$613,787	$632,201	$651,167	$670,702	$690,823	$711,547	$732,894	$754,881	$777,527
Energy	$744,887	$767,234	$790,251	$813,958	$838,377	$863,528	$889,434	$916,117	$943,601	$971,909
TOTAL SG&A EXPENSES	$2,383,639	$2,455,148	$2,528,802	$2,604,666	$2,682,806	$2,763,290	$2,846,189	$2,931,575	$3,019,522	$3,110,108
COMBINED										
Pre-Opening Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Land Lease	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960
DEPRECIATION										
Building Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$3,119,604	$3,213,192	$3,309,588	$3,408,876	$3,511,142	$3,616,476	$3,724,970	$3,836,719	$3,951,821	$4,070,376
Property Tax	$2,471,181	$2,545,317	$2,621,676	$2,700,326	$2,781,336	$2,864,776	$2,950,720	$3,039,241	$3,130,418	$3,224,331
Corporate Income Tax	$4,819,751	$4,968,694	$5,122,104	$5,280,117	$5,442,870	$5,610,506	$5,783,171	$5,961,016	$6,144,196	$6,332,871

TOWER 2 BUSINESS HOTEL - EXPENDITURE										
Year	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Lease Year Ending	61	62	63	64	65	66	67	68	69	70
Operating Period Start	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR										
Rooms X	$7,509,059	$7,734,331	$7,966,361	$8,205,351	$8,451,512	$8,705,057	$8,966,209	$9,235,195	$9,512,251	$9,797,619
F&B X	$9,010,871	$9,281,197	$9,559,633	$9,846,422	$10,141,814	$10,446,069	$10,759,451	$11,082,234	$11,414,701	$11,757,143
Other Operating Departments X	$187,726	$193,358	$199,159	$205,134	$211,288	$217,626	$224,155	$230,880	$237,806	$244,940
TOTAL COSTS OF SALES	$16,707,656	$17,208,886	$17,725,152	$18,256,907	$18,804,614	$19,368,753	$19,949,815	$20,548,310	$21,164,759	$21,799,702
VARIABLE X & SG&A										
Admin & General X	$7,383,908	$7,605,425	$7,833,588	$8,068,596	$8,310,653	$8,559,973	$8,816,772	$9,081,275	$9,353,714	$9,634,325
Sales & Marketing X	$2,953,563	$3,042,170	$3,133,435	$3,227,438	$3,324,261	$3,423,989	$3,526,709	$3,632,510	$3,741,485	$3,853,730
Base Management Fee	$1,476,782	$1,521,085	$1,566,718	$1,613,719	$1,662,131	$1,711,995	$1,763,354	$1,816,255	$1,870,743	$1,926,865
Property Repairs & Maintenance	$2,215,172	$2,281,628	$2,350,076	$2,420,579	$2,493,196	$2,567,992	$2,645,032	$2,724,383	$2,806,114	$2,890,298
Utilities & Energy	$7,383,908	$7,605,425	$7,833,588	$8,068,596	$8,310,653	$8,559,973	$8,816,772	$9,081,275	$9,353,714	$9,634,325
TOTAL SG&A EXPENSES	$21,413,333	$22,055,733	$22,717,405	$23,398,927	$24,100,895	$24,823,922	$25,568,640	$26,335,699	$27,125,770	$27,939,543

TOWER 2 SERVICED APARTMENTS-EXPENDITURE										
Year	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
COST OF SALES & LABOR										
Rooms X	$1,305,738	$1,344,910	$1,385,258	$1,426,815	$1,469,620	$1,513,708	$1,559,120	$1,605,893	$1,654,070	$1,703,692
F&B X	$587,582	$605,210	$623,366	$642,067	$661,329	$681,169	$701,604	$722,652	$744,332	$766,661
TOTAL COSTS OF SALES	$1,893,320	$1,950,120	$2,008,624	$2,068,882	$2,130,949	$2,194,877	$2,260,723	$2,328,545	$2,398,402	$2,470,354
VARIABLE X & SG&A										
Admin & General X	$1,001,066	$1,031,098	$1,062,031	$1,093,892	$1,126,709	$1,160,510	$1,195,325	$1,231,185	$1,268,120	$1,306,164
Sales & Marketing X	$200,213	$206,220	$212,406	$218,778	$225,342	$232,102	$239,065	$246,237	$253,624	$261,233
Base Management Fee	$200,213	$206,220	$212,406	$218,778	$225,342	$232,102	$239,065	$246,237	$253,624	$261,233
Property Repairs & Maintenance	$800,853	$824,878	$849,625	$875,113	$901,367	$928,408	$956,260	$984,948	$1,014,496	$1,044,931
Energy	$1,001,066	$1,031,098	$1,062,031	$1,093,892	$1,126,709	$1,160,510	$1,195,325	$1,231,185	$1,268,120	$1,306,164
TOTAL SG&A EXPENSES	$3,203,411	$3,299,513	$3,398,499	$3,500,454	$3,605,467	$3,713,631	$3,825,040	$3,939,791	$4,057,985	$4,179,725
COMBINED										
Pre-Opening Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Land Lease	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960
DEPRECIATION										
Building Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$4,192,487	$4,318,262	$4,447,809	$4,581,244	$4,718,681	$4,860,241	$5,006,049	$5,156,230	$5,310,917	$5,470,245
Property Tax	$3,321,061	$3,420,693	$3,523,313	$3,629,013	$3,737,883	$3,850,020	$3,965,520	$4,084,486	$4,207,021	$4,333,231
Corporate Income Tax	$6,527,207	$6,727,373	$6,933,544	$7,145,900	$7,364,627	$7,589,915	$7,821,962	$8,060,971	$8,307,150	$8,560,714

TOWER 2 BUSINESS HOTEL - PRO FORMA PROFIT & LOSS											
Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
Lease Year Ending	20	21	22	23	24	25	26	27	28	29	30
Operating Period Start					1	2	3	4	5	6	7
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUE					**$23,085,843**	**$25,476,877**	**$26,241,183**	**$27,028,419**	**$27,839,271**	**$28,674,449**	**$29,534,683**
COST OF SALES & LABOR											
Rooms X					$2,347,713	$2,590,869	$2,668,595	$2,748,653	$2,831,112	$2,916,046	$3,003,527
F&B X					$2,817,255	$3,109,043	$3,202,314	$3,298,383	$3,397,335	$3,499,255	$3,604,232
Other Operating Departments X					$58,693	$64,772	$66,715	$68,716	$70,778	$72,901	$75,088
TOTAL COSTS OF SALES					$5,223,661	$5,764,683	$5,937,624	$6,115,752	$6,299,225	$6,488,202	$6,682,848
VARIABLE X & SG&A											
Admin & General X					$2,308,584	$2,547,688	$2,624,118	$2,702,842	$2,783,927	$2,867,445	$2,953,468
Sales & Marketing X					$923,434	$1,019,075	$1,049,647	$1,081,137	$1,113,571	$1,146,978	$1,181,387
Base Management Fee					$346,288	$382,153	$459,221	$472,997	$556,785	$573,489	$590,694
Property Repairs & Maintenance					$692,575	$764,306	$787,235	$810,853	$835,178	$860,233	$886,040
Utilities & Energy					$2,308,584	$2,547,688	$2,624,118	$2,702,842	$2,783,927	$2,867,445	$2,953,468
TOTAL SG&A EXPENSES					$6,579,465	$7,260,910	$7,544,340	$7,770,670	$8,073,389	$8,315,590	$8,565,058
GROSS OPERATING PROFIT					**$11,282,717**	**$12,451,284**	**$12,759,219**	**$13,141,996**	**$13,466,658**	**$13,870,657**	**$14,286,777**
% GOP Margin					*48.9%*	*48.9%*	*48.6%*	*48.6%*	*48.4%*	*48.4%*	*48.4%*
FIXED EXPENSES											
Incentive Management Fee					$656,186	$724,148	$738,000	$760,140	$774,592	$797,830	$821,765
Insurance					$230,858	$254,769	$262,412	$270,284	$278,393	$286,744	$295,347
Reserve Fund - Capital Replacements					$461,717	$509,538	$787,235	$810,853	$1,113,571	$1,146,978	$1,181,387
TOTAL FIXED EXPENSES (ex-Land Lease)					$1,348,761	$1,488,454	$1,787,647	$1,841,277	$2,166,556	$2,231,553	$2,298,499
NET OPERATING INCOME (ex-Land Lease)					**$9,933,956**	**$10,962,830**	**$10,971,572**	**$11,300,719**	**$11,300,102**	**$11,639,105**	**$11,988,278**

TOWER 2 SERVICED APARTMENTS - PRO FORMA PROFIT & LOSS											
Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
Lease Year Ending	20	21	22	23	24	25	26	27	28	29	30
Operating Period Start					1	2	3	4	5	6	7
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUE					**$3,129,840**	**$3,454,002**	**$3,557,622**	**$3,664,351**	**$3,774,281**	**$3,887,510**	**$4,004,135**
COST OF SALES & LABOR											
Rooms X					$408,240	$450,522	$464,038	$477,959	$492,298	$507,066	$522,278
F&B X					$183,708	$202,735	$208,817	$215,081	$221,534	$228,180	$235,025
TOTAL COSTS OF SALES					$591,948	$653,257	$672,855	$693,040	$713,831	$735,246	$757,304
VARIABLE X & SG&A											
Admin & General X					$312,984	$345,400	$355,762	$366,435	$377,428	$388,751	$400,413
Sales & Marketing X					$62,597	$69,080	$71,152	$73,287	$75,486	$77,750	$80,083
Base Management Fee					$46,948	$51,810	$62,258	$64,126	$75,486	$77,750	$80,083
Property Repairs & Maintenance					$125,194	$138,160	$142,305	$146,574	$150,971	$311,001	$320,331
Energy					$312,984	$345,400	$355,762	$366,435	$377,428	$388,751	$400,413
TOTAL SG&A EXPENSES					$860,706	$949,851	$987,240	$1,016,857	$1,056,799	$1,244,003	$1,281,323
GROSS OPERATING PROFIT					**$1,677,186**	**$1,850,895**	**$1,897,527**	**$1,954,453**	**$2,003,651**	**$1,908,260**	**$1,965,508**
FIXED EXPENSES											
Incentive Management Fee					$114,117	$125,936	$128,469	$132,323	$134,972	$109,831	$113,126
Reserve Fund - Capital Replacements					$62,597	$69,080	$106,729	$109,931	$150,971	$155,500	$160,165
TOTAL FIXED EXPENSES (ex-Land Lease)					$176,713	$195,016	$235,197	$242,253	$285,943	$265,331	$273,291
NET OPERATING INCOME (ex-Land Lease)					**$1,500,473**	**$1,655,879**	**$1,662,330**	**$1,712,200**	**$1,717,708**	**$1,642,929**	**$1,692,217**

COMBINED	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
Pre-Opening Expenses	$0	$0	$0	$1,814,193	$0	$0	$0	$0	$0	$0	$0
Land Lease					$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960
NET OPERATING INCOME	**$0**	**$0**	**$0**	**-$1,814,193**	**$10,854,468**	**$12,038,748**	**$12,053,942**	**$12,432,959**	**$12,437,850**	**$12,702,074**	**$13,100,535**
DEPRECIATION											
Building Cost					$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941
Plant & Machinery					$2,676,305	$2,676,305	$2,676,305	$2,676,305	$2,676,305	$2,676,305	$2,676,305
FF&E					$3,021,309	$3,021,309	$3,021,309	$3,021,309	$3,021,309	$0	$0
TOTAL DEPRECIATION					$9,214,555	$9,214,555	$9,214,555	$9,214,555	$9,214,555	$6,193,246	$6,193,246
EARNINGS BEFORE TAXES	$0	$0	$0	-$1,814,193	$1,639,913	$2,824,193	$2,839,386	$3,218,404	$3,223,294	$6,508,828	$6,907,289
Commercial Tax					$1,310,784	$1,446,544	$1,489,940	$1,534,638	$1,580,678	$1,628,098	$1,676,941
Property Tax					$1,038,332	$1,145,874	$1,180,250	$1,215,657	$1,252,127	$1,289,691	$1,328,382
TAXABLE INCOME	**$0**	**$0**	**$0**	**-$1,814,193**	**-$709,204**	**$231,775**	**$169,196**	**$468,108**	**$390,490**	**$3,591,039**	**$3,901,966**
Corporate Income Tax					$0	$0	$0	$0	$0	$897,760	$975,492
NET INCOME	**$0**	**$0**	**$0**	**-$1,814,193**	**-$709,204**	**$231,775**	**$169,196**	**$468,108**	**$390,490**	**$2,693,279**	**$2,926,475**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 2 BUSINESS HOTEL - PRO FORMA PROFIT & LOSS										
Year	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037
Lease Year Ending	31	32	33	34	35	36	37	38	39	40
Operating Period Start	8	9	10	11	12	13	14	15	16	17
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUE	**$30,420,723**	**$31,333,345**	**$32,273,345**	**$33,241,546**	**$34,238,792**	**$35,265,956**	**$36,323,934**	**$37,413,652**	**$38,536,062**	**$39,692,144**
COST OF SALES & LABOR										
Rooms X	$3,093,633	$3,186,442	$3,282,035	$3,380,496	$3,481,911	$3,586,368	$3,693,959	$3,804,778	$3,918,922	$4,036,489
F&B X	$3,712,359	$3,823,730	$3,938,442	$4,056,595	$4,178,293	$4,303,642	$4,432,751	$4,565,734	$4,702,706	$4,843,787
Other Operating Departments X	$77,341	$79,661	$82,051	$84,512	$87,048	$89,659	$92,349	$95,119	$97,973	$100,912
TOTAL COSTS OF SALES	$6,883,333	$7,089,833	$7,302,528	$7,521,604	$7,747,252	$7,979,670	$8,219,060	$8,465,632	$8,719,600	$8,981,188
VARIABLE X & SG&A										
Admin & General X	$3,042,072	$3,133,334	$3,227,335	$3,324,155	$3,423,879	$3,526,596	$3,632,393	$3,741,365	$3,853,606	$3,969,214
Sales & Marketing X	$1,216,829	$1,253,334	$1,290,934	$1,329,662	$1,369,552	$1,410,638	$1,452,957	$1,496,546	$1,541,442	$1,587,686
Base Management Fee	$608,414	$626,667	$645,467	$664,831	$684,776	$705,319	$726,479	$748,273	$770,721	$793,843
Property Repairs & Maintenance	$912,622	$940,000	$968,200	$997,246	$1,027,164	$1,057,979	$1,089,718	$1,122,410	$1,156,082	$1,190,764
Utilities & Energy	$3,042,072	$3,133,334	$3,227,335	$3,324,155	$3,423,879	$3,526,596	$3,632,393	$3,741,365	$3,853,606	$3,969,214
TOTAL SG&A EXPENSES	$8,822,010	$9,086,670	$9,359,270	$9,640,048	$9,929,250	$10,227,127	$10,533,941	$10,849,959	$11,175,458	$11,510,722
GROSS OPERATING PROFIT	**$14,715,380**	**$15,156,842**	**$15,611,547**	**$16,079,893**	**$16,562,290**	**$17,059,159**	**$17,570,934**	**$18,098,062**	**$18,641,004**	**$19,200,234**
% GOP Margin	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*
FIXED EXPENSES										
Incentive Management Fee	$846,418	$871,810	$897,965	$924,904	$952,651	$981,230	$1,010,667	$1,040,987	$1,072,217	$1,104,383
Insurance	$304,207	$313,333	$322,733	$332,415	$342,388	$352,660	$363,239	$374,137	$385,361	$396,921
Reserve Fund - Capital Replacements	$1,216,829	$1,253,334	$1,290,934	$1,329,662	$1,369,552	$1,410,638	$1,452,957	$1,496,546	$1,541,442	$1,587,686
TOTAL FIXED EXPENSES (ex-Land Lease)	$2,367,454	$2,438,478	$2,511,632	$2,586,981	$2,664,590	$2,744,528	$2,826,864	$2,911,670	$2,999,020	$3,088,991
NET OPERATING INCOME (ex-Land Lease)	**$12,347,926**	**$12,718,364**	**$13,099,915**	**$13,492,912**	**$13,897,700**	**$14,314,631**	**$14,744,070**	**$15,186,392**	**$15,641,984**	**$16,111,243**

TOWER 2 SERVICED APARTMENTS - PRO FORMA PROFIT & LOSS										
Year	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037
Lease Year Ending	31	32	33	34	35	36	37	38	39	40
Operating Period Start	8	9	10	11	12	13	14	15	16	17
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUE	**$4,124,259**	**$4,247,987**	**$4,375,426**	**$4,506,689**	**$4,641,890**	**$4,781,147**	**$4,924,581**	**$5,072,318**	**$5,224,488**	**$5,381,223**
COST OF SALES & LABOR										
Rooms X	$537,947	$554,085	$570,708	$587,829	$605,464	$623,628	$642,337	$661,607	$681,455	$701,899
F&B X	$242,076	$249,338	$256,819	$264,523	$272,459	$280,633	$289,051	$297,723	$306,655	$315,854
TOTAL COSTS OF SALES	$780,023	$803,424	$827,526	$852,352	$877,923	$904,260	$931,388	$959,330	$988,110	$1,017,753
VARIABLE X & SG&A										
Admin & General X	$412,426	$424,799	$437,543	$450,669	$464,189	$478,115	$492,458	$507,232	$522,449	$538,122
Sales & Marketing X	$82,485	$84,960	$87,509	$90,134	$92,838	$95,623	$98,492	$101,446	$104,490	$107,624
Base Management Fee	$82,485	$84,960	$87,509	$90,134	$92,838	$95,623	$98,492	$101,446	$104,490	$107,624
Property Repairs & Maintenance	$329,941	$339,839	$350,034	$360,535	$371,351	$382,492	$393,966	$405,785	$417,959	$430,498
Energy	$412,426	$424,799	$437,543	$450,669	$464,189	$478,115	$492,458	$507,232	$522,449	$538,122
TOTAL SG&A EXPENSES	$1,319,763	$1,359,356	$1,400,136	$1,442,141	$1,485,405	$1,529,967	$1,575,866	$1,623,142	$1,671,836	$1,721,991
GROSS OPERATING PROFIT	**$2,024,473**	**$2,085,207**	**$2,147,764**	**$2,212,197**	**$2,278,562**	**$2,346,919**	**$2,417,327**	**$2,489,847**	**$2,564,542**	**$2,641,478**
FIXED EXPENSES										
Incentive Management Fee	$116,519	$120,015	$123,615	$127,324	$131,143	$135,078	$139,130	$143,304	$147,603	$152,031
Reserve Fund - Capital Replacements	$164,970	$169,919	$175,017	$180,268	$185,676	$191,246	$196,983	$202,893	$208,980	$215,249
TOTAL FIXED EXPENSES (ex-Land Lease)	$281,490	$289,934	$298,632	$307,591	$316,819	$326,324	$336,113	$346,197	$356,583	$367,280
NET OPERATING INCOME (ex-Land Lease)	**$1,742,984**	**$1,795,273**	**$1,849,131**	**$1,904,605**	**$1,961,743**	**$2,020,596**	**$2,081,214**	**$2,143,650**	**$2,207,959**	**$2,274,198**

COMBINED										
Pre-Opening Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Land Lease	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960
NET OPERATING INCOME	**$13,510,950**	**$13,933,677**	**$14,369,086**	**$14,817,558**	**$15,279,483**	**$15,755,266**	**$16,245,323**	**$16,750,082**	**$17,269,983**	**$17,805,481**
DEPRECIATION										
Building Cost	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941
Plant & Machinery	$2,676,305	$2,676,305	$2,676,305	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$6,193,246	$6,193,246	$6,193,246	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941
EARNINGS BEFORE TAXES	$7,317,704	$7,740,431	$8,175,840	$11,300,617	$11,762,542	$12,238,326	$12,728,382	$13,233,141	$13,753,042	$14,288,541
Commercial Tax	$1,727,249	$1,779,067	$1,832,439	$1,887,412	$1,944,034	$2,002,355	$2,062,426	$2,124,299	$2,188,027	$2,253,668
Property Tax	$1,368,233	$1,409,280	$1,451,559	$1,495,105	$1,539,958	$1,586,157	$1,633,742	$1,682,754	$1,733,237	$1,785,234
TAXABLE INCOME	**$4,222,222**	**$4,552,084**	**$4,891,843**	**$7,918,100**	**$8,278,550**	**$8,649,813**	**$9,032,215**	**$9,426,088**	**$9,831,778**	**$10,249,638**
Corporate Income Tax	$1,055,555	$1,138,021	$1,222,961	$1,979,525	$2,069,637	$2,162,453	$2,258,054	$2,356,522	$2,457,944	$2,562,410
NET INCOME	**$3,166,666**	**$3,414,063**	**$3,668,882**	**$5,938,575**	**$6,208,912**	**$6,487,360**	**$6,774,161**	**$7,069,566**	**$7,373,833**	**$7,687,229**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 2 BUSINESS HOTEL - PRO FORMA PROFIT & LOSS										
Year	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047
Lease Year Ending	41	42	43	44	45	46	47	48	49	50
Operating Period Start	18	19	20	21	22	23	24	25	26	27
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUE	**$40,882,908**	**$42,109,395**	**$43,372,677**	**$44,673,858**	**$46,014,073**	**$47,394,496**	**$48,816,330**	**$50,280,820**	**$51,789,245**	**$53,342,922**
COST OF SALES & LABOR										
Rooms X	$4,157,584	$4,282,311	$4,410,781	$4,543,104	$4,679,397	$4,819,779	$4,964,373	$5,113,304	$5,266,703	$5,424,704
F&B X	$4,989,101	$5,138,774	$5,292,937	$5,451,725	$5,615,277	$5,783,735	$5,957,247	$6,135,965	$6,320,043	$6,509,645
Other Operating Departments X	$103,940	$107,058	$110,270	$113,578	$116,985	$120,494	$124,109	$127,833	$131,668	$135,618
TOTAL COSTS OF SALES	$9,250,624	$9,528,143	$9,813,987	$10,108,407	$10,411,659	$10,724,009	$11,045,729	$11,377,101	$11,718,414	$12,069,966
VARIABLE X & SG&A										
Admin & General X	$4,088,291	$4,210,940	$4,337,268	$4,467,386	$4,601,407	$4,739,450	$4,881,633	$5,028,082	$5,178,924	$5,334,292
Sales & Marketing X	$1,635,316	$1,684,376	$1,734,907	$1,786,954	$1,840,563	$1,895,780	$1,952,653	$2,011,233	$2,071,570	$2,133,717
Base Management Fee	$817,658	$842,188	$867,454	$893,477	$920,281	$947,890	$976,327	$1,005,616	$1,035,785	$1,066,858
Property Repairs & Maintenance	$1,226,487	$1,263,282	$1,301,180	$1,340,216	$1,380,422	$1,421,835	$1,464,490	$1,508,425	$1,553,677	$1,600,288
Utilities & Energy	$4,088,291	$4,210,940	$4,337,268	$4,467,386	$4,601,407	$4,739,450	$4,881,633	$5,028,082	$5,178,924	$5,334,292
TOTAL SG&A EXPENSES	$11,856,043	$12,211,725	$12,578,076	$12,955,419	$13,344,081	$13,744,404	$14,156,736	$14,581,438	$15,018,881	$15,469,447
GROSS OPERATING PROFIT	**$19,776,241**	**$20,369,528**	**$20,980,614**	**$21,610,032**	**$22,258,333**	**$22,926,083**	**$23,613,866**	**$24,322,282**	**$25,051,950**	**$25,803,509**
% GOP Margin	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*
FIXED EXPENSES										
Incentive Management Fee	$1,137,515	$1,171,640	$1,206,790	$1,242,993	$1,280,283	$1,318,692	$1,358,252	$1,399,000	$1,440,970	$1,484,199
Insurance	$408,829	$421,094	$433,727	$446,739	$460,141	$473,945	$488,163	$502,808	$517,892	$533,429
Reserve Fund - Capital Replacements	$1,635,316	$1,684,376	$1,734,907	$1,786,954	$1,840,563	$1,895,780	$1,952,653	$2,011,233	$2,071,570	$2,133,717
TOTAL FIXED EXPENSES (ex-Land Lease)	$3,181,660	$3,277,110	$3,375,423	$3,476,686	$3,580,987	$3,688,416	$3,799,069	$3,913,041	$4,030,432	$4,151,345
NET OPERATING INCOME (ex-Land Lease)	**$16,594,580**	**$17,092,418**	**$17,605,190**	**$18,133,346**	**$18,677,346**	**$19,237,667**	**$19,814,797**	**$20,409,241**	**$21,021,518**	**$21,652,163**

TOWER 2 SERVICED APARTMENTS - PRO FORMA PROFIT & LOSS										
Year	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047
Lease Year Ending	41	42	43	44	45	46	47	48	49	50
Operating Period Start	18	19	20	21	22	23	24	25	26	27
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUE	**$5,542,659**	**$5,708,939**	**$5,880,207**	**$6,056,613**	**$6,238,312**	**$6,425,461**	**$6,618,225**	**$6,816,772**	**$7,021,275**	**$7,231,913**
COST OF SALES & LABOR										
Rooms X	$722,956	$744,644	$766,984	$789,993	$813,693	$838,104	$863,247	$889,144	$915,818	$943,293
F&B X	$325,330	$335,090	$345,143	$355,497	$366,162	$377,147	$388,461	$400,115	$412,118	$424,482
TOTAL COSTS OF SALES	$1,048,286	$1,079,734	$1,112,126	$1,145,490	$1,179,855	$1,215,250	$1,251,708	$1,289,259	$1,327,937	$1,367,775
VARIABLE X & SG&A										
Admin & General X	$554,266	$570,894	$588,021	$605,661	$623,831	$642,546	$661,823	$681,677	$702,127	$723,191
Sales & Marketing X	$110,853	$114,179	$117,604	$121,132	$124,766	$128,509	$132,365	$136,335	$140,425	$144,638
Base Management Fee	$110,853	$114,179	$117,604	$121,132	$124,766	$128,509	$132,365	$136,335	$140,425	$144,638
Property Repairs & Maintenance	$443,413	$456,715	$470,417	$484,529	$499,065	$514,037	$529,458	$545,342	$561,702	$578,553
Energy	$554,266	$570,894	$588,021	$605,661	$623,831	$642,546	$661,823	$681,677	$702,127	$723,191
TOTAL SG&A EXPENSES	$1,773,651	$1,826,860	$1,881,666	$1,938,116	$1,996,260	$2,056,148	$2,117,832	$2,181,367	$2,246,808	$2,314,212
GROSS OPERATING PROFIT	**$2,720,723**	**$2,802,344**	**$2,886,415**	**$2,973,007**	**$3,062,197**	**$3,154,063**	**$3,248,685**	**$3,346,146**	**$3,446,530**	**$3,549,926**
FIXED EXPENSES										
Incentive Management Fee	$156,592	$161,290	$166,129	$171,112	$176,246	$181,533	$186,979	$192,589	$198,366	$204,317
Reserve Fund - Capital Replacements	$221,706	$228,358	$235,208	$242,265	$249,532	$257,018	$264,729	$272,671	$280,851	$289,277
TOTAL FIXED EXPENSES (ex-Land Lease)	$378,299	$389,647	$401,337	$413,377	$425,778	$438,552	$451,708	$465,259	$479,217	$493,594
NET OPERATING INCOME (ex-Land Lease)	**$2,342,424**	**$2,412,697**	**$2,485,078**	**$2,559,630**	**$2,636,419**	**$2,715,512**	**$2,796,977**	**$2,880,886**	**$2,967,313**	**$3,056,332**

COMBINED										
Pre-Opening Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Land Lease	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960
NET OPERATING INCOME	**$18,357,045**	**$18,925,155**	**$19,510,308**	**$20,113,016**	**$20,733,805**	**$21,373,218**	**$22,031,814**	**$22,710,167**	**$23,408,871**	**$24,128,536**
DEPRECIATION										
Building Cost	$3,516,941	$3,516,941	$3,516,941	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$3,516,941	$3,516,941	$3,516,941	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$14,840,104	$15,408,214	$15,993,367	$20,113,016	$20,733,805	$21,373,218	$22,031,814	$22,710,167	$23,408,871	$24,128,536
Commercial Tax	$2,321,278	$2,390,917	$2,462,644	$2,536,524	$2,612,619	$2,690,998	$2,771,728	$2,854,880	$2,940,526	$3,028,742
Property Tax	$1,838,791	$1,893,955	$1,950,773	$2,009,296	$2,069,575	$2,131,663	$2,195,612	$2,261,481	$2,329,325	$2,399,205
TAXABLE INCOME	**$10,680,035**	**$11,123,343**	**$11,579,950**	**$15,567,196**	**$16,051,611**	**$16,550,558**	**$17,064,473**	**$17,593,806**	**$18,139,019**	**$18,700,589**
Corporate Income Tax	$2,670,009	$2,780,836	$2,894,987	$3,891,799	$4,012,903	$4,137,639	$4,266,118	$4,398,452	$4,534,755	$4,675,147
NET INCOME	**$8,010,026**	**$8,342,507**	**$8,684,962**	**$11,675,397**	**$12,038,708**	**$12,412,918**	**$12,798,355**	**$13,195,355**	**$13,604,265**	**$14,025,442**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 2 BUSINESS HOTEL - PRO FORMA PROFIT & LOSS										
Year	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Lease Year Ending	51	52	53	54	55	56	57	58	59	60
Operating Period Start	28	29	30	31	32	33	34	35	36	37
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUE	**$54,943,210**	**$56,591,506**	**$58,289,251**	**$60,037,929**	**$61,839,067**	**$63,694,239**	**$65,605,066**	**$67,573,218**	**$69,600,415**	**$71,688,427**
COST OF SALES & LABOR										
Rooms X	$5,587,445	$5,755,068	$5,927,720	$6,105,552	$6,288,719	$6,477,380	$6,671,702	$6,871,853	$7,078,008	$7,290,349
F&B X	$6,704,934	$6,906,082	$7,113,265	$7,326,663	$7,546,462	$7,772,856	$8,006,042	$8,246,223	$8,493,610	$8,748,418
Other Operating Departments X	$139,686	$143,877	$148,193	$152,639	$157,218	$161,935	$166,793	$171,796	$176,950	$182,259
TOTAL COSTS OF SALES	$12,432,065	$12,805,027	$13,189,178	$13,584,853	$13,992,399	$14,412,171	$14,844,536	$15,289,872	$15,748,568	$16,221,025
VARIABLE X & SG&A										
Admin & General X	$5,494,321	$5,659,151	$5,828,925	$6,003,793	$6,183,907	$6,369,424	$6,560,507	$6,757,322	$6,960,041	$7,168,843
Sales & Marketing X	$2,197,728	$2,263,660	$2,331,570	$2,401,517	$2,473,563	$2,547,770	$2,624,203	$2,702,929	$2,784,017	$2,867,537
Base Management Fee	$1,098,864	$1,131,830	$1,165,785	$1,200,759	$1,236,781	$1,273,885	$1,312,101	$1,351,464	$1,392,008	$1,433,769
Property Repairs & Maintenance	$1,648,296	$1,697,745	$1,748,678	$1,801,138	$1,855,172	$1,910,827	$1,968,152	$2,027,197	$2,088,012	$2,150,653
Utilities & Energy	$5,494,321	$5,659,151	$5,828,925	$6,003,793	$6,183,907	$6,369,424	$6,560,507	$6,757,322	$6,960,041	$7,168,843
TOTAL SG&A EXPENSES	$15,933,531	$16,411,537	$16,903,883	$17,410,999	$17,933,329	$18,471,329	$19,025,469	$19,596,233	$20,184,120	$20,789,644
GROSS OPERATING PROFIT	**$26,577,614**	**$27,374,942**	**$28,196,190**	**$29,042,076**	**$29,913,338**	**$30,810,739**	**$31,735,061**	**$32,687,113**	**$33,667,726**	**$34,677,758**
% GOP Margin	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*
FIXED EXPENSES										
Incentive Management Fee	$1,528,725	$1,574,587	$1,621,824	$1,670,479	$1,720,593	$1,772,211	$1,825,378	$1,880,139	$1,936,543	$1,994,639
Insurance	$549,432	$565,915	$582,893	$600,379	$618,391	$636,942	$656,051	$675,732	$696,004	$716,884
Reserve Fund - Capital Replacements	$2,197,728	$2,263,660	$2,331,570	$2,401,517	$2,473,563	$2,547,770	$2,624,203	$2,702,929	$2,784,017	$2,867,537
TOTAL FIXED EXPENSES (ex-Land Lease)	$4,275,885	$4,404,162	$4,536,287	$4,672,376	$4,812,547	$4,956,923	$5,105,631	$5,258,800	$5,416,564	$5,579,061
NET OPERATING INCOME (ex-Land Lease)	**$22,301,728**	**$22,970,780**	**$23,659,904**	**$24,369,701**	**$25,100,792**	**$25,853,815**	**$26,629,430**	**$27,428,313**	**$28,251,162**	**$29,098,697**

TOWER 2 SERVICED APARTMENTS - PRO FORMA PROFIT & LOSS										
Year	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Lease Year Ending	51	52	53	54	55	56	57	58	59	60
Operating Period Start	28	29	30	31	32	33	34	35	36	37
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUE	**$7,448,871**	**$7,672,337**	**$7,902,507**	**$8,139,582**	**$8,383,769**	**$8,635,283**	**$8,894,341**	**$9,161,171**	**$9,436,006**	**$9,719,087**
COST OF SALES & LABOR										
Rooms X	$971,592	$1,000,740	$1,030,762	$1,061,685	$1,093,535	$1,126,341	$1,160,131	$1,194,935	$1,230,783	$1,267,707
F&B X	$437,216	$450,333	$463,843	$477,758	$492,091	$506,854	$522,059	$537,721	$553,853	$570,468
TOTAL COSTS OF SALES	$1,408,808	$1,451,072	$1,494,605	$1,539,443	$1,585,626	$1,633,195	$1,682,191	$1,732,656	$1,784,636	$1,838,175
VARIABLE X & SG&A										
Admin & General X	$744,887	$767,234	$790,251	$813,958	$838,377	$863,528	$889,434	$916,117	$943,601	$971,909
Sales & Marketing X	$148,977	$153,447	$158,050	$162,792	$167,675	$172,706	$177,887	$183,223	$188,720	$194,382
Base Management Fee	$148,977	$153,447	$158,050	$162,792	$167,675	$172,706	$177,887	$183,223	$188,720	$194,382
Property Repairs & Maintenance	$595,910	$613,787	$632,201	$651,167	$670,702	$690,823	$711,547	$732,894	$754,881	$777,527
Energy	$744,887	$767,234	$790,251	$813,958	$838,377	$863,528	$889,434	$916,117	$943,601	$971,909
TOTAL SG&A EXPENSES	$2,383,639	$2,455,148	$2,528,802	$2,604,666	$2,682,806	$2,763,290	$2,846,189	$2,931,575	$3,019,522	$3,110,108
GROSS OPERATING PROFIT	**$3,656,424**	**$3,766,117**	**$3,879,100**	**$3,995,473**	**$4,115,337**	**$4,238,797**	**$4,365,961**	**$4,496,940**	**$4,631,848**	**$4,770,804**
FIXED EXPENSES										
Incentive Management Fee	$210,447	$216,760	$223,263	$229,961	$236,860	$243,966	$251,284	$258,823	$266,588	$274,585
Reserve Fund - Capital Replacements	$297,955	$306,893	$316,100	$325,583	$335,351	$345,411	$355,774	$366,447	$377,440	$388,763
TOTAL FIXED EXPENSES (ex-Land Lease)	$508,402	$523,654	$539,363	$555,544	$572,210	$589,377	$607,058	$625,270	$644,028	$663,349
NET OPERATING INCOME (ex-Land Lease)	**$3,148,022**	**$3,242,463**	**$3,339,737**	**$3,439,929**	**$3,543,127**	**$3,649,421**	**$3,758,903**	**$3,871,670**	**$3,987,820**	**$4,107,455**

COMBINED										
Pre-Opening Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Land Lease	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960
NET OPERATING INCOME	**$24,869,791**	**$25,633,283**	**$26,419,680**	**$27,229,670**	**$28,063,958**	**$28,923,276**	**$29,808,373**	**$30,720,023**	**$31,659,023**	**$32,626,192**
DEPRECIATION										
Building Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$24,869,791	$25,633,283	$26,419,680	$27,229,670	$28,063,958	$28,923,276	$29,808,373	$30,720,023	$31,659,023	$32,626,192
Commercial Tax	$3,119,604	$3,213,192	$3,309,588	$3,408,876	$3,511,142	$3,616,476	$3,724,970	$3,836,719	$3,951,821	$4,070,376
Property Tax	$2,471,181	$2,545,317	$2,621,676	$2,700,326	$2,781,336	$2,864,776	$2,950,720	$3,039,241	$3,130,418	$3,224,331
TAXABLE INCOME	**$19,279,005**	**$19,874,774**	**$20,488,416**	**$21,120,468**	**$21,771,480**	**$22,442,024**	**$23,132,683**	**$23,844,062**	**$24,576,783**	**$25,331,485**
Corporate Income Tax	$4,819,751	$4,968,694	$5,122,104	$5,280,117	$5,442,870	$5,610,506	$5,783,171	$5,961,016	$6,144,196	$6,332,871
NET INCOME	**$14,459,254**	**$14,906,081**	**$15,366,312**	**$15,840,351**	**$16,328,610**	**$16,831,518**	**$17,349,512**	**$17,883,047**	**$18,432,587**	**$18,998,614**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 2 BUSINESS HOTEL - PRO FORMA PROFIT & LOSS										
Year	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Lease Year Ending	61	62	63	64	65	66	67	68	69	70
Operating Period Start	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUE	**$73,839,080**	**$76,054,252**	**$78,335,880**	**$80,685,956**	**$83,106,535**	**$85,599,731**	**$88,167,723**	**$90,812,754**	**$93,537,137**	**$96,343,251**
COST OF SALES & LABOR										
Rooms X	$7,509,059	$7,734,331	$7,966,361	$8,205,351	$8,451,512	$8,705,057	$8,966,209	$9,235,195	$9,512,251	$9,797,619
F&B X	$9,010,871	$9,281,197	$9,559,633	$9,846,422	$10,141,814	$10,446,069	$10,759,451	$11,082,234	$11,414,701	$11,757,143
Other Operating Departments X	$187,726	$193,358	$199,159	$205,134	$211,288	$217,626	$224,155	$230,880	$237,806	$244,940
TOTAL COSTS OF SALES	$16,707,656	$17,208,886	$17,725,152	$18,256,907	$18,804,614	$19,368,753	$19,949,815	$20,548,310	$21,164,759	$21,799,702
VARIABLE X & SG&A										
Admin & General X	$7,383,908	$7,605,425	$7,833,588	$8,068,596	$8,310,653	$8,559,973	$8,816,772	$9,081,275	$9,353,714	$9,634,325
Sales & Marketing X	$2,953,563	$3,042,170	$3,133,435	$3,227,438	$3,324,261	$3,423,989	$3,526,709	$3,632,510	$3,741,485	$3,853,730
Base Management Fee	$1,476,782	$1,521,085	$1,566,718	$1,613,719	$1,662,131	$1,711,995	$1,763,354	$1,816,255	$1,870,743	$1,926,865
Property Repairs & Maintenance	$2,215,172	$2,281,628	$2,350,076	$2,420,579	$2,493,196	$2,567,992	$2,645,032	$2,724,383	$2,806,114	$2,890,298
Utilities & Energy	$7,383,908	$7,605,425	$7,833,588	$8,068,596	$8,310,653	$8,559,973	$8,816,772	$9,081,275	$9,353,714	$9,634,325
TOTAL SG&A EXPENSES	$21,413,333	$22,055,733	$22,717,405	$23,398,927	$24,100,895	$24,823,922	$25,568,640	$26,335,699	$27,125,770	$27,939,543
GROSS OPERATING PROFIT	**$35,718,090**	**$36,789,633**	**$37,893,322**	**$39,030,122**	**$40,201,025**	**$41,407,056**	**$42,649,268**	**$43,928,746**	**$45,246,608**	**$46,604,007**
% GOP Margin	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*	*48.4%*
FIXED EXPENSES										
Incentive Management Fee	$2,054,479	$2,116,113	$2,179,596	$2,244,984	$2,312,334	$2,381,704	$2,453,155	$2,526,749	$2,602,552	$2,680,628
Insurance	$738,391	$760,543	$783,359	$806,860	$831,065	$855,997	$881,677	$908,128	$935,371	$963,433
Reserve Fund - Capital Replacements	$2,953,563	$3,042,170	$3,133,435	$3,227,438	$3,324,261	$3,423,989	$3,526,709	$3,632,510	$3,741,485	$3,853,730
TOTAL FIXED EXPENSES (ex-Land Lease)	$5,746,433	$5,918,825	$6,096,390	$6,279,282	$6,467,660	$6,661,690	$6,861,541	$7,067,387	$7,279,409	$7,497,791
NET OPERATING INCOME (ex-Land Lease)	**$29,971,658**	**$30,870,808**	**$31,796,932**	**$32,750,840**	**$33,733,365**	**$34,745,366**	**$35,787,727**	**$36,861,359**	**$37,967,200**	**$39,106,216**

TOWER 2 SERVICED APARTMENTS - PRO FORMA PROFIT & LOSS										
Year	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Lease Year Ending	61	62	63	64	65	66	67	68	69	70
Operating Period Start	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL REVENUE	**$10,010,659**	**$10,310,979**	**$10,620,308**	**$10,938,918**	**$11,267,085**	**$11,605,098**	**$11,953,251**	**$12,311,848**	**$12,681,203**	**$13,061,640**
COST OF SALES & LABOR										
Rooms X	$1,305,738	$1,344,910	$1,385,258	$1,426,815	$1,469,620	$1,513,708	$1,559,120	$1,605,893	$1,654,070	$1,703,692
F&B X	$587,582	$605,210	$623,366	$642,067	$661,329	$681,169	$701,604	$722,652	$744,332	$766,661
TOTAL COSTS OF SALES	$1,893,320	$1,950,120	$2,008,624	$2,068,882	$2,130,949	$2,194,877	$2,260,723	$2,328,545	$2,398,402	$2,470,354
VARIABLE X & SG&A										
Admin & General X	$1,001,066	$1,031,098	$1,062,031	$1,093,892	$1,126,709	$1,160,510	$1,195,325	$1,231,185	$1,268,120	$1,306,164
Sales & Marketing X	$200,213	$206,220	$212,406	$218,778	$225,342	$232,102	$239,065	$246,237	$253,624	$261,233
Base Management Fee	$200,213	$206,220	$212,406	$218,778	$225,342	$232,102	$239,065	$246,237	$253,624	$261,233
Property Repairs & Maintenance	$800,853	$824,878	$849,625	$875,113	$901,367	$928,408	$956,260	$984,948	$1,014,496	$1,044,931
Energy	$1,001,066	$1,031,098	$1,062,031	$1,093,892	$1,126,709	$1,160,510	$1,195,325	$1,231,185	$1,268,120	$1,306,164
TOTAL SG&A EXPENSES	$3,203,411	$3,299,513	$3,398,499	$3,500,454	$3,605,467	$3,713,631	$3,825,040	$3,939,791	$4,057,985	$4,179,725
GROSS OPERATING PROFIT	**$4,913,928**	**$5,061,346**	**$5,213,186**	**$5,369,582**	**$5,530,669**	**$5,696,589**	**$5,867,487**	**$6,043,512**	**$6,224,817**	**$6,411,561**
FIXED EXPENSES										
Incentive Management Fee	$282,823	$291,308	$300,047	$309,048	$318,320	$327,869	$337,705	$347,836	$358,272	$369,020
Reserve Fund - Capital Replacements	$400,426	$412,439	$424,812	$437,557	$450,683	$464,204	$478,130	$492,474	$507,248	$522,466
TOTAL FIXED EXPENSES (ex-Land Lease)	$683,249	$703,747	$724,859	$746,605	$769,003	$792,073	$815,835	$840,310	$865,520	$891,485
NET OPERATING INCOME (ex-Land Lease)	**$4,230,679**	**$4,357,599**	**$4,488,327**	**$4,622,977**	**$4,761,666**	**$4,904,516**	**$5,051,652**	**$5,203,201**	**$5,359,297**	**$5,520,076**

COMBINED										
Pre-Opening Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Land Lease	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960	$579,960
NET OPERATING INCOME	**$33,622,377**	**$34,648,447**	**$35,705,299**	**$36,793,857**	**$37,915,071**	**$39,069,922**	**$40,259,419**	**$41,484,600**	**$42,746,537**	**$44,046,332**
DEPRECIATION										
Building Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$33,622,377	$34,648,447	$35,705,299	$36,793,857	$37,915,071	$39,069,922	$40,259,419	$41,484,600	$42,746,537	$44,046,332
Commercial Tax	$4,192,487	$4,318,262	$4,447,809	$4,581,244	$4,718,681	$4,860,241	$5,006,049	$5,156,230	$5,310,917	$5,470,245
Property Tax	$3,321,061	$3,420,693	$3,523,313	$3,629,013	$3,737,883	$3,850,020	$3,965,520	$4,084,486	$4,207,021	$4,333,231
TAXABLE INCOME	**$26,108,829**	**$26,909,492**	**$27,734,176**	**$28,583,600**	**$29,458,507**	**$30,359,661**	**$31,287,850**	**$32,243,884**	**$33,228,599**	**$34,242,856**
Corporate Income Tax	$6,527,207	$6,727,373	$6,933,544	$7,145,900	$7,364,627	$7,589,915	$7,821,962	$8,060,971	$8,307,150	$8,560,714
NET INCOME	**$19,581,622**	**$20,182,119**	**$20,800,632**	**$21,437,700**	**$22,093,880**	**$22,769,746**	**$23,465,887**	**$24,182,913**	**$24,921,449**	**$25,682,142**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 2 BUSINESS HOTEL / SERVICED APARTMENTS - PRO FORMA CASH FLOW

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024
Operating Period Start					1	2	3	4
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS								
Net Income	$0	$0	$0	-$1,814,193	-$709,204	$231,775	$169,196	$468,108
+ Depreciation and amortization					$9,214,555	$9,214,555	$9,214,555	$9,214,555
NET OPERATING CASHFLOWS	$0	$0	$0	-$1,814,193	$8,505,352	$9,446,331	$9,383,752	$9,682,663
CASHFLOWS FROM INVESTING								
+ Project Development Costs	-$56,572,647	-$27,247,576	-$47,683,258	-$27,247,576				
CASHFLOWS FROM FINANCING								
*+ Financing Expenses **								
Total CFs	**-$56,572,647**	**-$27,247,576**	**-$47,683,258**	**-$29,061,769**	**$8,505,352**	**$9,446,331**	**$9,383,752**	**$9,682,663**

IRR - **6.0%**

* Financing costs taken into account under consolidated cashflows

TOWER 2 BUSINESS HOTEL / SERVICED APARTMENTS - PRO FORMA CASH FLOW

Year	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033
Operating Period Start	5	6	7	8	9	10	11	12	13
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS									
Net Income	$390,490	$2,693,279	$2,926,475	$3,166,666	$3,414,063	$3,668,882	$5,938,575	$6,208,912	$6,487,360
+ Depreciation and amortization	$9,214,555	$6,193,246	$6,193,246	$6,193,246	$6,193,246	$6,193,246	$3,516,941	$3,516,941	$3,516,941
NET OPERATING CASHFLOWS	$9,605,045	$8,886,525	$9,119,721	$9,359,912	$9,607,309	$9,862,128	$9,455,516	$9,725,853	$10,004,301
CASHFLOWS FROM INVESTING									
+ Project Development Costs									
CASHFLOWS FROM FINANCING									
*+ Financing Expenses **									
Total CFs	**$9,605,045**	**$8,886,525**	**$9,119,721**	**$9,359,912**	**$9,607,309**	**$9,862,128**	**$9,455,516**	**$9,725,853**	**$10,004,301**

IRR - **6.0%**

* Financing costs taken into account under consolidated cashflows

TOWER 2 BUSINESS HOTEL / SERVICED APARTMENTS - PRO FORMA CASH FLOW

Year	Year 2034	Year 2035	Year 2036	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042
Operating Period Start	14	15	16	17	18	19	20	21	22
	AMOUNT USD	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**	**AMOUNT USD**
CASHFLOWS FROM OPERATIONS									
Net Income	$6,774,161	$7,069,566	$7,373,833	$7,687,229	$8,010,026	$8,342,507	$8,684,962	$11,675,397	$12,038,708
+ Depreciation and amortization	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$3,516,941	$0	$0
NET OPERATING CASHFLOWS	$10,291,102	$10,586,507	$10,890,774	$11,204,169	$11,526,967	$11,859,448	$12,201,903	$11,675,397	$12,038,708
CASHFLOWS FROM INVESTING									
+ Project Development Costs									
CASHFLOWS FROM FINANCING									
*+ Financing Expenses **									
Total CFs	**$10,291,102**	**$10,586,507**	**$10,890,774**	**$11,204,169**	**$11,526,967**	**$11,859,448**	**$12,201,903**	**$11,675,397**	**$12,038,708**

IRR - **6.0%**

* Financing costs taken into account under consolidated cashflows

TOWER 2 BUSINESS HOTEL / SERVICED APARTMENTS - PRO FORMA CASH FLOW

Year	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051
Operating Period Start	23	24	25	26	27	28	29	30	31
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS									
Net Income	$12,412,918	$12,798,355	$13,195,355	$13,604,265	$14,025,442	$14,459,254	$14,906,081	$15,366,312	$15,840,351
+ Depreciation and amortization	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	$12,412,918	$12,798,355	$13,195,355	$13,604,265	$14,025,442	$14,459,254	$14,906,081	$15,366,312	$15,840,351
CASHFLOWS FROM INVESTING									
+ Project Development Costs									
CASHFLOWS FROM FINANCING									
*+ Financing Expenses **									
Total CFs	**$12,412,918**	**$12,798,355**	**$13,195,355**	**$13,604,265**	**$14,025,442**	**$14,459,254**	**$14,906,081**	**$15,366,312**	**$15,840,351**

IRR - **6.0%**

* Financing costs taken into account under consolidated cashflows

TOWER 2 BUSINESS HOTEL / SERVICED APARTMENTS - PRO FORMA CASH FLOW

Year Operating Period Start	Year 2052 32	Year 2053 33	Year 2054 34	Year 2055 35	Year 2056 36	Year 2057 37	Year 2058 38	Year 2059 39	Year 2060 40
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS									
Net Income	$16,328,610	$16,831,518	$17,349,512	$17,883,047	$18,432,587	$18,998,614	$19,581,622	$20,182,119	$20,800,632
+ Depreciation and amortization	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	$16,328,610	$16,831,518	$17,349,512	$17,883,047	$18,432,587	$18,998,614	$19,581,622	$20,182,119	$20,800,632
CASHFLOWS FROM INVESTING									
+ Project Development Costs									
CASHFLOWS FROM FINANCING									
*+ Financing Expenses **									
Total CFs	**$16,328,610**	**$16,831,518**	**$17,349,512**	**$17,883,047**	**$18,432,587**	**$18,998,614**	**$19,581,622**	**$20,182,119**	**$20,800,632**

IRR - **6.0%**

* Financing costs taken into account under consolidated cashflows

TOWER 2 BUSINESS HOTEL / SERVICED APARTMENTS - PRO FORMA CASH FLOW

Year	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS							
Net Income	$21,437,700	$22,093,880	$22,769,746	$23,465,887	$24,182,913	$24,921,449	$25,682,142
+ Depreciation and amortization	$0	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	$21,437,700	$22,093,880	$22,769,746	$23,465,887	$24,182,913	$24,921,449	$25,682,142
CASHFLOWS FROM INVESTING							
+ Project Development Costs							
CASHFLOWS FROM FINANCING							
*+ Financing Expenses **							
Total CFs	**$21,437,700**	**$22,093,880**	**$22,769,746**	**$23,465,887**	**$24,182,913**	**$24,921,449**	**$25,682,142**

IRR - **6.0%**

* Financing costs taken into account under consolidated cashflows

MEEYAHTA DEVELOPMENT LIMITED

Annex - 5.6

TOWER 2 BUSINESS HOTEL / SERVICED APARTMENTS - INTERNAL RATE OF RETURN SCHEDULE

Year	Net Cash Flow	5.80%		7.50%	
		DF	DCF	DF	DCF
2017	$ (56,572,647)	1	$ (56,572,647)	1	$ (56,572,647)
2018	$ (27,247,576)	0.94518	$ (25,753,852)	0.93023	$ (25,346,582)
2019	$ (47,683,258)	0.89336	$ (42,598,527)	0.86533	$ (41,261,878)
2020	$ (29,061,769)	0.84439	$ (24,539,462)	0.80496	$ (23,393,578)
2021	$ 8,505,352	0.79810	$ 6,788,122	0.74880	$ 6,368,812
2022	$ 9,446,331	0.75435	$ 7,125,819	0.69656	$ 6,579,923
2023	$ 9,383,752	0.71299	$ 6,690,561	0.64796	$ 6,080,310
2024	$ 9,682,663	0.67391	$ 6,525,220	0.60275	$ 5,836,273
2025	$ 9,605,045	0.63696	$ 6,118,065	0.56070	$ 5,385,570
2026	$ 8,886,525	0.60205	$ 5,350,089	0.52158	$ 4,635,065
2027	$ 9,119,721	0.56904	$ 5,189,492	0.48519	$ 4,424,833
2028	$ 9,359,912	0.53785	$ 5,034,188	0.45134	$ 4,224,533
2029	$ 9,607,309	0.50836	$ 4,883,979	0.41985	$ 4,033,668
2030	$ 9,862,128	0.48049	$ 4,738,676	0.39056	$ 3,851,772
2031	$ 9,455,516	0.45415	$ 4,294,236	0.36331	$ 3,435,316
2032	$ 9,725,853	0.42925	$ 4,174,867	0.33797	$ 3,287,008
2033	$ 10,004,301	0.40572	$ 4,058,972	0.31439	$ 3,145,222
2034	$ 10,291,102	0.38348	$ 3,946,440	0.29245	$ 3,009,664
2035	$ 10,586,507	0.36246	$ 3,837,167	0.27205	$ 2,880,052
2036	$ 10,890,774	0.34259	$ 3,731,050	0.25307	$ 2,756,119
2037	$ 11,204,169	0.32381	$ 3,627,992	0.23541	$ 2,637,609
2038	$ 11,526,967	0.30606	$ 3,527,898	0.21899	$ 2,524,279
2039	$ 11,859,448	0.28928	$ 3,430,677	0.20371	$ 2,415,896
2040	$ 12,201,903	0.27342	$ 3,336,239	0.18950	$ 2,312,240
2041	$ 11,675,397	0.25843	$ 3,017,280	0.17628	$ 2,058,110
2042	$ 12,038,708	0.24426	$ 2,940,615	0.16398	$ 1,974,096
2043	$ 12,412,918	0.23087	$ 2,865,804	0.15254	$ 1,893,450
2044	$ 12,798,355	0.21822	$ 2,792,808	0.14190	$ 1,816,041
2045	$ 13,195,355	0.20625	$ 2,721,588	0.13200	$ 1,741,743
2046	$ 13,604,265	0.19495	$ 2,652,105	0.12279	$ 1,670,435
2047	$ 14,025,442	0.18426	$ 2,584,321	0.11422	$ 1,602,000
2048	$ 14,459,254	0.17416	$ 2,518,200	0.10625	$ 1,536,326
2049	$ 14,906,081	0.16461	$ 2,453,704	0.09884	$ 1,473,305
2050	$ 15,366,312	0.15559	$ 2,390,797	0.09194	$ 1,412,831
2051	$ 15,840,351	0.14706	$ 2,329,443	0.08553	$ 1,354,806
2052	$ 16,328,610	0.13900	$ 2,269,608	0.07956	$ 1,299,131
2053	$ 16,831,518	0.13138	$ 2,211,257	0.07401	$ 1,245,715
2054	$ 17,349,512	0.12417	$ 2,154,356	0.06885	$ 1,194,467
2055	$ 17,883,047	0.11737	$ 2,098,873	0.06404	$ 1,145,302
2056	$ 18,432,587	0.11093	$ 2,044,774	0.05958	$ 1,098,136
2057	$ 18,998,614	0.10485	$ 1,992,027	0.05542	$ 1,052,891
2058	$ 19,581,622	0.09910	$ 1,940,601	0.05155	$ 1,009,489
2059	$ 20,182,119	0.09367	$ 1,890,465	0.04796	$ 967,857
2060	$ 20,800,632	0.08854	$ 1,841,589	0.04461	$ 927,924
2061	$ 21,437,700	0.08368	$ 1,793,944	0.04150	$ 889,623
2062	$ 22,093,880	0.07909	$ 1,747,499	0.03860	$ 852,886
2063	$ 22,769,746	0.07476	$ 1,702,227	0.03591	$ 817,653
2064	$ 23,465,887	0.07066	$ 1,658,100	0.03340	$ 783,861
2065	$ 24,182,913	0.06679	$ 1,615,089	0.03107	$ 751,454
2066	$ 24,921,449	0.06313	$ 1,573,170	0.02891	$ 720,375
2067	$ 25,682,142	0.05966	$ 1,532,314	0.02689	$ 690,571
			$ 6,277,817		**$ (32,770,045)**

Excel IRR = 6.0%

IRR = **6.1%**

TOWER 2 BUSINESS HOTEL / SERVICED APARTMENT - DEPRECIATION SCHEDULE

Applied Foreign Exchange USD:Kyats (Average Rate) *1,200* 10%

Sr.	Element	Amount (Cost) USD	Amount (Cost) Kyats	Residual Value USD	Residual Value Kyats	Depreciable Value USD	Depreciable Value Kyats	Useful Life Years	Depn %	Accumulated Depreciation USD	Accumulated Depreciation Kyats
1	Building	78,154,239	93,785,086,593	7,815,424	9,378,508,659	70,338,815	84,406,577,934	20	5%	70,338,815	84,406,577,934
2	Plant and Machinery	29,736,724	35,684,069,243	2,973,672	3,568,406,924	26,763,052	32,115,662,319	10	10%	26,763,052	32,115,662,319
3	FF&E	16,785,053	20,142,063,239	1,678,505	2,014,206,324	15,106,547	18,127,856,915	5	20%	15,106,547	18,127,856,915
	Total Costs	**124,676,016**	**149,611,219,075**	**12,467,602**	**14,961,121,907**	**112,208,414**	**134,650,097,167**			**112,208,414**	**134,650,097,167**

ANNEXURE (6)

LANDMARK PROJECT

MEEYAHTHA DEVELOPMENT LIMITED (MDL)

TOWER 3 OFFICE BUILDING

T3 OFFICE TOWER - INCOME

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
Operating Period Start					1	2	3	4	5	6	7
Lettable Area					438,941	438,941	438,941	438,941	438,941	438,941	438,941
Occupancy					70%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD)					$54	$56	$57	$59	$61	$63	$64
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
OFFICE RENTAL											
Office Rental Revenue					$16,591,973	$18,310,427	$18,859,740	$19,425,532	$20,008,298	$20,608,547	$21,226,803
TOTAL LEASE REVENUE					$16,591,973	$18,310,427	$18,859,740	$19,425,532	$20,008,298	$20,608,547	$21,226,803

T3 OFFICE TOWER - INCOME

Year	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037	Year 2038
Operating Period Start	8	9	10	11	12	13	14	15	16	17	18
Lettable Area	438,941	438,941	438,941	438,941	438,941	438,941	438,941	438,941	438,941	438,941	438,941
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD)	$66	$68	$70	$73	$75	$77	$79	$82	$84	$87	$89
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
OFFICE RENTAL											
Office Rental Revenue	$21,863,607	$22,519,516	$23,195,101	$23,890,954	$24,607,683	$25,345,913	$26,106,291	$26,889,479	$27,696,164	$28,527,049	$29,382,860
TOTAL LEASE REVENUE	$21,863,607	$22,519,516	$23,195,101	$23,890,954	$24,607,683	$25,345,913	$26,106,291	$26,889,479	$27,696,164	$28,527,049	$29,382,860

T3 OFFICE TOWER - INCOME

Year	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047	Year 2048	Year 2049
Operating Period Start	19	20	21	22	23	24	25	26	27	28	29
Lettable Area	438,941	438,941	438,941	438,941	438,941	438,941	438,941	438,941	438,941	438,941	438,941
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD)	$92	$95	$98	$100	$103	$107	$110	$113	$116	$120	$124
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
OFFICE RENTAL											
Office Rental Revenue	$30,264,346	$31,172,276	$32,107,445	$33,070,668	$34,062,788	$35,084,672	$36,137,212	$37,221,328	$38,337,968	$39,488,107	$40,672,750
TOTAL LEASE REVENUE	$30,264,346	$31,172,276	$32,107,445	$33,070,668	$34,062,788	$35,084,672	$36,137,212	$37,221,328	$38,337,968	$39,488,107	$40,672,750

T3 OFFICE TOWER - INCOME

Year	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057	Year 2058	Year 2059	Year 2060
Operating Period Start	30	31	32	33	34	35	36	37	38	39	40
Lettable Area	438,941	438,941	438,941	438,941	438,941	438,941	438,941	438,941	438,941	438,941	438,941
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD)	$127	$131	$135	$139	$143	$148	$152	$157	$161	$166	$171
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
OFFICE RENTAL											
Office Rental Revenue	$41,892,933	$43,149,721	$44,444,212	$45,777,539	$47,150,865	$48,565,391	$50,022,353	$51,523,023	$53,068,714	$54,660,775	$56,300,599
TOTAL LEASE REVENUE	$41,892,933	$43,149,721	$44,444,212	$45,777,539	$47,150,865	$48,565,391	$50,022,353	$51,523,023	$53,068,714	$54,660,775	$56,300,599

T3 OFFICE TOWER - INCOME

Year	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	41	42	43	44	45	46	47
Lettable Area	438,941	438,941	438,941	438,941	438,941	438,941	438,941
Occupancy	75%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD)	$176	$181	$187	$192	$198	$204	$210
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
OFFICE RENTAL							
Office Rental Revenue	$57,989,617	$59,729,305	$61,521,184	$63,366,820	$65,267,824	$67,225,859	$69,242,635
TOTAL LEASE REVENUE	$57,989,617	$59,729,305	$61,521,184	$63,366,820	$65,267,824	$67,225,859	$69,242,635

T3 OFFICE TOWER - EXPENDITURE

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026
Operating Period Start					1	2	3	4	5	6
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A										
Pre-Opening X	$0	$42,431	$110,534	$102,034	$0	$0	$0	$0	$0	$0
Admin & General X					$1,659,197	$1,831,043	$1,885,974	$1,942,553	$2,000,830	$2,060,855
Property Repairs & Maintenance					$331,839	$366,209	$377,195	$388,511	$400,166	$412,171
Utilities & Energy					$1,991,037	$2,197,251	$2,263,169	$2,331,064	$2,400,996	$2,473,026
TOTAL SG&A EXPENSES	$0	$42,431	$110,534	$102,034	$3,982,073	$4,394,502	$4,526,338	$4,662,128	$4,801,992	$4,946,051
FIXED EXPENSES										
Land Lease					$734,022	$734,022	$734,022	$734,022	$734,022	$734,022
Insurance					$165,920	$183,104	$188,597	$194,255	$200,083	$206,085
Reserve - Capital Replacements					$331,839	$366,209	$377,195	$388,511	$400,166	$412,171
TOTAL FIXED EXPENSES					$1,231,781	$1,283,335	$1,299,814	$1,316,788	$1,334,271	$1,352,278
DEPRECIATION										
Building Cost					$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777
Plant & Machinery					$1,785,388	$1,785,388	$1,785,388	$1,785,388	$1,785,388	$1,785,388
FF&E					$71,042	$71,042	$71,042	$71,042	$71,042	$0
TOTAL DEPRECIATION					$4,304,207	$4,304,207	$4,304,207	$4,304,207	$4,304,207	$4,233,165
Commercial Tax					$829,599	$915,521	$942,987	$971,277	$1,000,415	$1,030,427
Property Tax					$768,291	$847,864	$873,300	$899,499	$926,484	$954,279
Corporate Income Tax					$0	$0	$0	$0	$0	$2,023,087

T3 OFFICE TOWER - EXPENDITURE

Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036
Operating Period Start	7	8	9	10	11	12	13	14	15	16
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A										
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$2,122,680	$2,186,361	$2,251,952	$2,319,510	$2,389,095	$2,460,768	$2,534,591	$2,610,629	$2,688,948	$2,769,616
Property Repairs & Maintenance	$424,536	$437,272	$450,390	$463,902	$477,819	$492,154	$506,918	$522,126	$537,790	$553,923
Utilities & Energy	$2,547,216	$2,623,633	$2,702,342	$2,783,412	$2,866,915	$2,952,922	$3,041,510	$3,132,755	$3,226,738	$3,323,540
TOTAL SG&A EXPENSES	$5,094,433	$5,247,266	$5,404,684	$5,566,824	$5,733,829	$5,905,844	$6,083,019	$6,265,510	$6,453,475	$6,647,079
FIXED EXPENSES										
Land Lease	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022
Insurance	$212,268	$218,636	$225,195	$231,951	$238,910	$246,077	$253,459	$261,063	$268,895	$276,962
Reserve - Capital Replacements	$424,536	$437,272	$450,390	$463,902	$477,819	$492,154	$506,918	$522,126	$537,790	$553,923
TOTAL FIXED EXPENSES	$1,370,826	$1,389,930	$1,409,607	$1,429,875	$1,450,751	$1,472,252	$1,494,399	$1,517,211	$1,540,706	$1,564,907
DEPRECIATION										
Building Cost	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777
Plant & Machinery	$1,785,388	$1,785,388	$1,785,388	$1,785,388	$0	$0	$0	$0	$0	$0
FF&E	#REF!	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	#REF!	$4,233,165	$4,233,165	$4,233,165	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777
Commercial Tax	$1,061,340	$1,093,180	$1,125,976	$1,159,755	$1,194,548	$1,230,384	$1,267,296	$1,305,315	$1,344,474	$1,384,808
Property Tax	$982,907	$1,012,394	$1,042,766	$1,074,049	$1,106,271	$1,139,459	$1,173,643	$1,208,852	$1,245,117	$1,282,471
Corporate Income Tax	#REF!	$2,221,918	$2,325,829	$2,432,858	$2,989,445	$3,102,992	$3,219,945	$3,340,407	$3,464,482	$3,592,280

T3 OFFICE TOWER - EXPENDITURE

Year	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046
Operating Period Start	17	18	19	20	21	22	23	24	25	26
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A										
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$2,852,705	$2,938,286	$3,026,435	$3,117,228	$3,210,744	$3,307,067	$3,406,279	$3,508,467	$3,613,721	$3,722,133
Property Repairs & Maintenance	$570,541	$587,657	$605,287	$623,446	$642,149	$661,413	$681,256	$701,693	$722,744	$744,427
Utilities & Energy	$3,423,246	$3,525,943	$3,631,722	$3,740,673	$3,852,893	$3,968,480	$4,087,535	$4,210,161	$4,336,465	$4,466,559
TOTAL SG&A EXPENSES	$6,846,492	$7,051,886	$7,263,443	$7,481,346	$7,705,787	$7,936,960	$8,175,069	$8,420,321	$8,672,931	$8,933,119
FIXED EXPENSES										
Land Lease	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022
Insurance	$285,270	$293,829	$302,643	$311,723	$321,074	$330,707	$340,628	$350,847	$361,372	$372,213
Reserve - Capital Replacements	$570,541	$587,657	$605,287	$623,446	$642,149	$661,413	$681,256	$701,693	$722,744	$744,427
TOTAL FIXED EXPENSES	$1,589,833	$1,615,508	$1,641,952	$1,669,190	$1,697,245	$1,726,142	$1,755,906	$1,786,562	$1,818,138	$1,850,662
DEPRECIATION										
Building Cost	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$0	$0	$0	$0	$0	$0
Commercial Tax	$1,426,352	$1,469,143	$1,513,217	$1,558,614	$1,605,372	$1,653,533	$1,703,139	$1,754,234	$1,806,861	$1,861,066
Property Tax	$1,320,945	$1,360,573	$1,401,391	$1,443,432	$1,486,735	$1,531,337	$1,577,277	$1,624,596	$1,673,334	$1,723,534
Corporate Income Tax	$3,723,912	$3,859,493	$3,999,141	$4,142,979	$4,903,076	$5,055,674	$5,212,849	$5,374,740	$5,541,487	$5,713,237

T3 OFFICE TOWER - EXPENDITURE

Year	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056
Operating Period Start	27	28	29	30	31	32	33	34	35	36
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A										
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$3,833,797	$3,948,811	$4,067,275	$4,189,293	$4,314,972	$4,444,421	$4,577,754	$4,715,087	$4,856,539	$5,002,235
Property Repairs & Maintenance	$766,759	$789,762	$813,455	$837,859	$862,994	$888,884	$915,551	$943,017	$971,308	$1,000,447
Utilities & Energy	$4,600,556	$4,738,573	$4,880,730	$5,027,152	$5,177,967	$5,333,305	$5,493,305	$5,658,104	$5,827,847	$6,002,682
TOTAL SG&A EXPENSES	$9,201,112	$9,477,146	$9,761,460	$10,054,304	$10,355,933	$10,666,611	$10,986,609	$11,316,208	$11,655,694	$12,005,365
FIXED EXPENSES										
Land Lease	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022
Insurance	$383,380	$394,881	$406,728	$418,929	$431,497	$444,442	$457,775	$471,509	$485,654	$500,224
Reserve - Capital Replacements	$766,759	$789,762	$813,455	$837,859	$862,994	$888,884	$915,551	$943,017	$971,308	$1,000,447
TOTAL FIXED EXPENSES	$1,884,161	$1,918,665	$1,954,205	$1,990,810	$2,028,514	$2,067,348	$2,107,348	$2,148,548	$2,190,984	$2,234,693
DEPRECIATION										
Building Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$1,916,898	$1,974,405	$2,033,638	$2,094,647	$2,157,486	$2,222,211	$2,288,877	$2,357,543	$2,428,270	$2,501,118
Property Tax	$1,775,240	$1,828,497	$1,883,352	$1,939,852	$1,998,048	$2,057,989	$2,119,729	$2,183,321	$2,248,820	$2,316,285
Corporate Income Tax	$5,890,139	$6,072,349	$6,260,024	$6,453,330	$6,652,435	$6,857,513	$7,068,744	$7,286,311	$7,510,406	$7,741,223

T3 OFFICE TOWER - EXPENDITURE

Year	Year 2057	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	37	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A											
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$5,152,302	$5,306,871	$5,466,078	$5,630,060	$5,798,962	$5,972,931	$6,152,118	$6,336,682	$6,526,782	$6,722,586	$6,924,263
Property Repairs & Maintenance	$1,030,460	$1,061,374	$1,093,216	$1,126,012	$1,159,792	$1,194,586	$1,230,424	$1,267,336	$1,305,356	$1,344,517	$1,384,853
Utilities & Energy	$6,182,763	$6,368,246	$6,559,293	$6,756,072	$6,958,754	$7,167,517	$7,382,542	$7,604,018	$7,832,139	$8,067,103	$8,309,116
TOTAL SG&A EXPENSES	$12,365,526	$12,736,491	$13,118,586	$13,512,144	$13,917,508	$14,335,033	$14,765,084	$15,208,037	$15,664,278	$16,134,206	$16,618,232
FIXED EXPENSES											
Land Lease	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022	$734,022
Insurance	$515,230	$530,687	$546,608	$563,006	$579,896	$597,293	$615,212	$633,668	$652,678	$672,259	$692,426
Reserve - Capital Replacements	$1,030,460	$1,061,374	$1,093,216	$1,126,012	$1,159,792	$1,194,586	$1,230,424	$1,267,336	$1,305,356	$1,344,517	$1,384,853
TOTAL FIXED EXPENSES	$2,279,713	$2,326,083	$2,373,845	$2,423,040	$2,473,710	$2,525,901	$2,579,658	$2,635,027	$2,692,057	$2,750,798	$2,811,301
DEPRECIATION											
Building Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$2,576,151	$2,653,436	$2,733,039	$2,815,030	$2,899,481	$2,986,465	$3,076,059	$3,168,341	$3,263,391	$3,361,293	$3,462,132
Property Tax	$2,385,774	$2,457,347	$2,531,067	$2,606,999	$2,685,209	$2,765,765	$2,848,738	$2,934,201	$3,022,227	$3,112,893	$3,206,280
Corporate Income Tax	$7,978,965	$8,223,839	$8,476,060	$8,735,846	$9,003,427	$9,279,035	$9,562,911	$9,855,304	$10,156,468	$10,466,667	$10,786,172

T3 OFFICE TOWER - PRO FORMA P&L

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
Operating Period Start					1	2	3	4	5	6	7
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE					$16,591,973	$18,310,427	$18,859,740	$19,425,532	$20,008,298	$20,608,547	$21,226,803
TOTAL SG&A EXPENSES	$0	$42,431	$110,534	$102,034	$3,982,073	$4,394,502	$4,526,338	$4,662,128	$4,801,992	$4,946,051	$5,094,433
TOTAL FIXED EXPENSES					$1,231,781	$1,283,335	$1,299,814	$1,316,788	$1,334,271	$1,352,278	$1,370,826
NET OPERATING INCOME	**$0**	**-$42,431**	**-$110,534**	**-$102,034**	**$11,378,118**	**$12,632,590**	**$13,033,588**	**$13,446,616**	**$13,872,036**	**$14,310,217**	**$14,761,544**
TOTAL DEPRECIATION					$4,304,207	$4,304,207	$4,304,207	$4,304,207	$4,304,207	$4,233,165	$4,233,165
EARNINGS BEFORE TAXES	$0	-$42,431	-$110,534	-$102,034	$7,073,911	$8,328,383	$8,729,381	$9,142,409	$9,567,828	$10,077,052	$10,528,380
Commercial Tax					$829,599	$915,521	$942,987	$971,277	$1,000,415	$1,030,427	$1,061,340
Property Tax					$768,291	$847,864	$873,300	$899,499	$926,484	$954,279	$982,907
TAXABLE INCOME	**$0**	**-$42,431**	**-$110,534**	**-$102,034**	**$5,476,021**	**$6,564,997**	**$6,913,094**	**$7,271,633**	**$7,640,929**	**$8,092,346**	**$8,484,132**
Corporate Income Tax					$0	$0	$0	$0	$0	$2,023,087	$2,121,033
NET INCOME	**$0**	**-$42,431**	**-$110,534**	**-$102,034**	**$5,476,021**	**$6,564,997**	**$6,913,094**	**$7,271,633**	**$7,640,929**	**$6,069,260**	**$6,363,099**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

T3 OFFICE TOWER - PRO FORMA P&L

Year	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037
Operating Period Start	8	9	10	11	12	13	14	15	16	17
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE	$21,863,607	$22,519,516	$23,195,101	$23,890,954	$24,607,683	$25,345,913	$26,106,291	$26,889,479	$27,696,164	$28,527,049
TOTAL SG&A EXPENSES	$5,247,266	$5,404,684	$5,566,824	$5,733,829	$5,905,844	$6,083,019	$6,265,510	$6,453,475	$6,647,079	$6,846,492
TOTAL FIXED EXPENSES	$1,389,930	$1,409,607	$1,429,875	$1,450,751	$1,472,252	$1,494,399	$1,517,211	$1,540,706	$1,564,907	$1,589,833
NET OPERATING INCOME	**$15,226,411**	**$15,705,224**	**$16,198,402**	**$16,706,375**	**$17,229,586**	**$17,768,495**	**$18,323,570**	**$18,895,298**	**$19,484,178**	**$20,090,724**
TOTAL DEPRECIATION	$4,233,165	$4,233,165	$4,233,165	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777
EARNINGS BEFORE TAXES	$10,993,247	$11,472,060	$11,965,237	$14,258,598	$14,781,809	$15,320,718	$15,875,793	$16,447,521	$17,036,401	$17,642,947
Commercial Tax	$1,093,180	$1,125,976	$1,159,755	$1,194,548	$1,230,384	$1,267,296	$1,305,315	$1,344,474	$1,384,808	$1,426,352
Property Tax	$1,012,394	$1,042,766	$1,074,049	$1,106,271	$1,139,459	$1,173,643	$1,208,852	$1,245,117	$1,282,471	$1,320,945
TAXABLE INCOME	**$8,887,672**	**$9,303,318**	**$9,731,433**	**$11,957,779**	**$12,411,967**	**$12,879,780**	**$13,361,627**	**$13,857,930**	**$14,369,122**	**$14,895,649**
Corporate Income Tax	$2,221,918	$2,325,829	$2,432,858	$2,989,445	$3,102,992	$3,219,945	$3,340,407	$3,464,482	$3,592,280	$3,723,912
NET INCOME	**$6,665,754**	**$6,977,488**	**$7,298,575**	**$8,968,334**	**$9,308,975**	**$9,659,835**	**$10,021,220**	**$10,393,447**	**$10,776,841**	**$11,171,737**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

T3 OFFICE TOWER - PRO FORMA P&L

Year	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047
Operating Period Start	18	19	20	21	22	23	24	25	26	27
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE	$29,382,860	$30,264,346	$31,172,276	$32,107,445	$33,070,668	$34,062,788	$35,084,672	$36,137,212	$37,221,328	$38,337,968
TOTAL SG&A EXPENSES	$7,051,886	$7,263,443	$7,481,346	$7,705,787	$7,936,960	$8,175,069	$8,420,321	$8,672,931	$8,933,119	$9,201,112
TOTAL FIXED EXPENSES	$1,615,508	$1,641,952	$1,669,190	$1,697,245	$1,726,142	$1,755,906	$1,786,562	$1,818,138	$1,850,662	$1,884,161
NET OPERATING INCOME	**$20,715,466**	**$21,358,951**	**$22,021,740**	**$22,704,413**	**$23,407,566**	**$24,131,813**	**$24,877,788**	**$25,646,143**	**$26,437,548**	**$27,252,695**
TOTAL DEPRECIATION	$2,447,777	$2,447,777	$2,447,777	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$18,267,689	$18,911,174	$19,573,963	$22,704,413	$23,407,566	$24,131,813	$24,877,788	$25,646,143	$26,437,548	$27,252,695
Commercial Tax	$1,469,143	$1,513,217	$1,558,614	$1,605,372	$1,653,533	$1,703,139	$1,754,234	$1,806,861	$1,861,066	$1,916,898
Property Tax	$1,360,573	$1,401,391	$1,443,432	$1,486,735	$1,531,337	$1,577,277	$1,624,596	$1,673,334	$1,723,534	$1,775,240
TAXABLE INCOME	**$15,437,973**	**$15,996,566**	**$16,571,917**	**$19,612,305**	**$20,222,695**	**$20,851,396**	**$21,498,959**	**$22,165,948**	**$22,852,948**	**$23,560,557**
Corporate Income Tax	$3,859,493	$3,999,141	$4,142,979	$4,903,076	$5,055,674	$5,212,849	$5,374,740	$5,541,487	$5,713,237	$5,890,139
NET INCOME	**$11,578,479**	**$11,997,424**	**$12,428,938**	**$14,709,229**	**$15,167,021**	**$15,638,547**	**$16,124,219**	**$16,624,461**	**$17,139,711**	**$17,670,418**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

T3 OFFICE TOWER - PRO FORMA P&L

Year	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Operating Period Start	28	29	30	31	32	33	34	35	36	37
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE	$39,488,107	$40,672,750	$41,892,933	$43,149,721	$44,444,212	$45,777,539	$47,150,865	$48,565,391	$50,022,353	$51,523,023
TOTAL SG&A EXPENSES	$9,477,146	$9,761,460	$10,054,304	$10,355,933	$10,666,611	$10,986,609	$11,316,208	$11,655,694	$12,005,365	$12,365,526
TOTAL FIXED EXPENSES	$1,918,665	$1,954,205	$1,990,810	$2,028,514	$2,067,348	$2,107,348	$2,148,548	$2,190,984	$2,234,693	$2,279,713
NET OPERATING INCOME	**$28,092,296**	**$28,957,086**	**$29,847,819**	**$30,765,274**	**$31,710,253**	**$32,683,581**	**$33,686,109**	**$34,718,713**	**$35,782,295**	**$36,877,785**
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$28,092,296	$28,957,086	$29,847,819	$30,765,274	$31,710,253	$32,683,581	$33,686,109	$34,718,713	$35,782,295	$36,877,785
Commercial Tax	$1,974,405	$2,033,638	$2,094,647	$2,157,486	$2,222,211	$2,288,877	$2,357,543	$2,428,270	$2,501,118	$2,576,151
Property Tax	$1,828,497	$1,883,352	$1,939,852	$1,998,048	$2,057,989	$2,119,729	$2,183,321	$2,248,820	$2,316,285	$2,385,774
TAXABLE INCOME	**$24,289,394**	**$25,040,097**	**$25,813,320**	**$26,609,740**	**$27,430,053**	**$28,274,975**	**$29,145,245**	**$30,041,623**	**$30,964,893**	**$31,915,860**
Corporate Income Tax	$6,072,349	$6,260,024	$6,453,330	$6,652,435	$6,857,513	$7,068,744	$7,286,311	$7,510,406	$7,741,223	$7,978,965
NET INCOME	**$18,217,046**	**$18,780,072**	**$19,359,990**	**$19,957,305**	**$20,572,540**	**$21,206,232**	**$21,858,934**	**$22,531,218**	**$23,223,670**	**$23,936,895**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

T3 OFFICE TOWER - PRO FORMA P&L

Year	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE	$53,068,714	$54,660,775	$56,300,599	$57,989,617	$59,729,305	$61,521,184	$63,366,820	$65,267,824	$67,225,859	$69,242,635
TOTAL SG&A EXPENSES	$12,736,491	$13,118,586	$13,512,144	$13,917,508	$14,335,033	$14,765,084	$15,208,037	$15,664,278	$16,134,206	$16,618,232
TOTAL FIXED EXPENSES	$2,326,083	$2,373,845	$2,423,040	$2,473,710	$2,525,901	$2,579,658	$2,635,027	$2,692,057	$2,750,798	$2,811,301
NET OPERATING INCOME	**$38,006,139**	**$39,168,344**	**$40,365,415**	**$41,598,398**	**$42,868,371**	**$44,176,443**	**$45,523,756**	**$46,911,490**	**$48,340,855**	**$49,813,101**
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$38,006,139	$39,168,344	$40,365,415	$41,598,398	$42,868,371	$44,176,443	$45,523,756	$46,911,490	$48,340,855	$49,813,101
Commercial Tax	$2,653,436	$2,733,039	$2,815,030	$2,899,481	$2,986,465	$3,076,059	$3,168,341	$3,263,391	$3,361,293	$3,462,132
Property Tax	$2,457,347	$2,531,067	$2,606,999	$2,685,209	$2,765,765	$2,848,738	$2,934,201	$3,022,227	$3,112,893	$3,206,280
TAXABLE INCOME	**$32,895,357**	**$33,904,238**	**$34,943,386**	**$36,013,708**	**$37,116,140**	**$38,251,645**	**$39,421,215**	**$40,625,872**	**$41,866,669**	**$43,144,690**
Corporate Income Tax	$8,223,839	$8,476,060	$8,735,846	$9,003,427	$9,279,035	$9,562,911	$9,855,304	$10,156,468	$10,466,667	$10,786,172
NET INCOME	**$24,671,518**	**$25,428,179**	**$26,207,539**	**$27,010,281**	**$27,837,105**	**$28,688,734**	**$29,565,911**	**$30,469,404**	**$31,400,002**	**$32,358,517**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

T3 OFFICE TOWER -PRO FORMA CASHFLOW

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026
Operating Period Start					1	2	3	4	5	6
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS										
Net Income	$0	-$42,431	-$110,534	-$102,034	$5,476,021	$6,564,997	$6,913,094	$7,271,633	$7,640,929	$6,069,260
+ Depreciation and amortization					$4,304,207	$4,304,207	$4,304,207	$4,304,207	$4,304,207	$4,233,165
NET OPERATING CASHFLOWS	$0	-$42,431	-$110,534	-$102,034	$9,780,228	$10,869,204	$11,217,301	$11,575,841	$11,945,136	$10,302,425
CASHFLOWS FROM INVESTING										
+ Project Development Costs	-$40,473,047	-$16,577,954	-$29,011,419	-$16,577,954						
CASHFLOWS FROM FINANCING										
+ Financing Expenses										
Total CFs	**-$40,473,047**	**-$16,620,385**	**-$29,121,953**	**-$16,679,988**	**$9,780,228**	**$10,869,204**	**$11,217,301**	**$11,575,841**	**$11,945,136**	**$10,302,425**

* Financing costs taken into account under consolidated cashflows

T3 OFFICE TOWER -PRO FORMA CASHFLOW

Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036
Operating Period Start	7	8	9	10	11	12	13	14	15	16
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS										
Net Income	$6,363,099	$6,665,754	$6,977,488	$7,298,575	$8,968,334	$9,308,975	$9,659,835	$10,021,220	$10,393,447	$10,776,841
+ Depreciation and amortization	$4,233,165	$4,233,165	$4,233,165	$4,233,165	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$2,447,777
NET OPERATING CASHFLOWS	$10,596,264	$10,898,919	$11,210,653	$11,531,739	$11,416,111	$11,756,752	$12,107,612	$12,468,997	$12,841,224	$13,224,618
CASHFLOWS FROM INVESTING										
+ Project Development Costs										
CASHFLOWS FROM FINANCING										
+ Financing Expenses										
Total CFs	**$10,596,264**	**$10,898,919**	**$11,210,653**	**$11,531,739**	**$11,416,111**	**$11,756,752**	**$12,107,612**	**$12,468,997**	**$12,841,224**	**$13,224,618**

* Financing costs taken into account under consolidated cashflows

T3 OFFICE TOWER -PRO FORMA CASHFLOW

Year	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046
Operating Period Start	17	18	19	20	21	22	23	24	25	26
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS										
Net Income	$11,171,737	$11,578,479	$11,997,424	$12,428,938	$14,709,229	$15,167,021	$15,638,547	$16,124,219	$16,624,461	$17,139,711
+ Depreciation and amortization	$2,447,777	$2,447,777	$2,447,777	$2,447,777	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	$13,619,514	$14,026,256	$14,445,201	$14,876,715	$14,709,229	$15,167,021	$15,638,547	$16,124,219	$16,624,461	$17,139,711
CASHFLOWS FROM INVESTING										
+ Project Development Costs										
CASHFLOWS FROM FINANCING										
+ Financing Expenses										
Total CFs	**$13,619,514**	**$14,026,256**	**$14,445,201**	**$14,876,715**	**$14,709,229**	**$15,167,021**	**$15,638,547**	**$16,124,219**	**$16,624,461**	**$17,139,711**

* Financing costs taken into account under consolidated cashflows

T3 OFFICE TOWER -PRO FORMA CASHFLOW

Year	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056
Operating Period Start	27	28	29	30	31	32	33	34	35	36
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS										
Net Income	$17,670,418	$18,217,046	$18,780,072	$19,359,990	$19,957,305	$20,572,540	$21,206,232	$21,858,934	$22,531,218	$23,223,670
+ Depreciation and amortization	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	$17,670,418	$18,217,046	$18,780,072	$19,359,990	$19,957,305	$20,572,540	$21,206,232	$21,858,934	$22,531,218	$23,223,670
CASHFLOWS FROM INVESTING										
+ Project Development Costs										
CASHFLOWS FROM FINANCING										
+ Financing Expenses										
Total CFs	**$17,670,418**	**$18,217,046**	**$18,780,072**	**$19,359,990**	**$19,957,305**	**$20,572,540**	**$21,206,232**	**$21,858,934**	**$22,531,218**	**$23,223,670**

* Financing costs taken into account under consolidated cashflows

T3 OFFICE TOWER -PRO FORMA CASHFLOW

Year	Year 2057	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	37	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS											
Net Income	$23,936,895	$24,671,518	$25,428,179	$26,207,539	$27,010,281	$27,837,105	$28,688,734	$29,565,911	$30,469,404	$31,400,002	$32,358,517
+ Depreciation and amortization	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	$23,936,895	$24,671,518	$25,428,179	$26,207,539	$27,010,281	$27,837,105	$28,688,734	$29,565,911	$30,469,404	$31,400,002	$32,358,517
CASHFLOWS FROM INVESTING											
+ Project Development Costs											
CASHFLOWS FROM FINANCING											
+ Financing Expenses											
Total CFs	**$23,936,895**	**$24,671,518**	**$25,428,179**	**$26,207,539**	**$27,010,281**	**$27,837,105**	**$28,688,734**	**$29,565,911**	**$30,469,404**	**$31,400,002**	**$32,358,517**

* Financing costs taken into account under consolidated cashflows

TOWER 3 OFFICE - INTERNAL RATE OF RETURN SCHEDULE

Year	Net Cash Flow	9.5%		11.0%	
		DF	DCF	DF	DCF
2017	$ (40,473,047)	1	$ (40,473,047)	1	$ (40,473,047)
2018	$ (16,620,385)	0.91324	$ (15,178,434)	0.90090	$ (14,973,320)
2019	$ (29,121,953)	0.83401	$ (24,288,029)	0.81162	$ (23,636,031)
2020	$ (16,679,988)	0.76165	$ (12,704,377)	0.73119	$ (12,196,264)
2021	$ 9,780,228	0.69557	$ 6,802,875	0.65873	$ 6,442,539
2022	$ 10,869,204	0.63523	$ 6,904,419	0.59345	$ 6,450,344
2023	$ 11,217,301	0.58012	$ 6,507,342	0.53464	$ 5,997,227
2024	$ 11,575,841	0.52979	$ 6,132,728	0.48166	$ 5,575,601
2025	$ 11,945,136	0.48382	$ 5,779,339	0.43393	$ 5,183,311
2026	$ 10,302,425	0.44185	$ 4,552,106	0.39092	$ 4,027,473
2027	$ 10,596,264	0.40351	$ 4,275,743	0.35218	$ 3,731,840
2028	$ 10,898,919	0.36851	$ 4,016,318	0.31728	$ 3,458,045
2029	$ 11,210,653	0.33654	$ 3,772,780	0.28584	$ 3,204,462
2030	$ 11,531,739	0.30734	$ 3,544,143	0.25751	$ 2,969,587
2031	$ 11,416,111	0.28067	$ 3,204,207	0.23199	$ 2,648,479
2032	$ 11,756,752	0.25632	$ 3,013,530	0.20900	$ 2,457,212
2033	$ 12,107,612	0.23409	$ 2,834,214	0.18829	$ 2,279,769
2034	$ 12,468,997	0.21378	$ 2,665,579	0.16963	$ 2,115,149
2035	$ 12,841,224	0.19523	$ 2,506,988	0.15282	$ 1,962,424
2036	$ 13,224,618	0.17829	$ 2,357,843	0.13768	$ 1,820,734
2037	$ 13,619,514	0.16282	$ 2,217,580	0.12403	$ 1,689,282
2038	$ 14,026,256	0.14870	$ 2,085,668	0.11174	$ 1,567,326
2039	$ 14,445,201	0.13580	$ 1,961,611	0.10067	$ 1,454,180
2040	$ 14,876,715	0.12402	$ 1,844,940	0.09069	$ 1,349,207
2041	$ 14,709,229	0.11326	$ 1,665,908	0.08170	$ 1,201,817
2042	$ 15,167,021	0.10343	$ 1,568,727	0.07361	$ 1,116,415
2043	$ 15,638,547	0.09446	$ 1,477,166	0.06631	$ 1,037,048
2044	$ 16,124,219	0.08626	$ 1,390,905	0.05974	$ 963,293
2045	$ 16,624,461	0.07878	$ 1,309,641	0.05382	$ 894,755
2046	$ 17,139,711	0.07194	$ 1,233,088	0.04849	$ 831,069
2047	$ 17,670,418	0.06570	$ 1,160,976	0.04368	$ 771,894
2048	$ 18,217,046	0.06000	$ 1,093,051	0.03935	$ 716,912
2049	$ 18,780,072	0.05480	$ 1,029,071	0.03545	$ 665,828
2050	$ 19,359,990	0.05004	$ 968,811	0.03194	$ 618,368
2051	$ 19,957,305	0.04570	$ 912,057	0.02878	$ 574,276
2052	$ 20,572,540	0.04174	$ 858,606	0.02592	$ 533,315
2053	$ 21,206,232	0.03811	$ 808,268	0.02335	$ 495,263
2054	$ 21,858,934	0.03481	$ 760,863	0.02104	$ 459,916
2055	$ 22,531,218	0.03179	$ 716,223	0.01896	$ 427,082
2056	$ 23,223,670	0.02903	$ 674,187	0.01708	$ 396,584
2057	$ 23,936,895	0.02651	$ 634,604	0.01538	$ 368,255
2058	$ 24,671,518	0.02421	$ 597,334	0.01386	$ 341,943
2059	$ 25,428,179	0.02211	$ 562,241	0.01249	$ 317,505
2060	$ 26,207,539	0.02019	$ 529,199	0.01125	$ 294,807
2061	$ 27,010,281	0.01844	$ 498,090	0.01013	$ 273,727
2062	$ 27,837,105	0.01684	$ 468,801	0.00913	$ 254,150
2063	$ 28,688,734	0.01538	$ 441,227	0.00823	$ 235,969
2064	$ 29,565,911	0.01405	$ 415,267	0.00741	$ 219,084
2065	$ 30,469,404	0.01283	$ 390,829	0.00668	$ 203,405
2066	$ 31,400,002	0.01171	$ 367,822	0.00601	$ 188,844
2067	$ 32,358,517	0.01070	$ 346,165	0.00542	$ 175,323
			$ 7,215,193		**$ (10,317,624)**

IRR = **10.1%**

TOWER 3 OFFICE - DEPRECIATION SCHEDULE

Applied Foreign Exchange USD:Kyats (Average Rate) *1,200* 10%

Sr.	Element	Amount (Cost) USD	Amount (Cost) Kyats	Residual Value USD	Residual Value Kyats	Depreciable Value USD	Depreciable Value Kyats	Useful LifeYears	Depn %	Accumulated Depreciation USD	Accumulated Depreciation Kyats
1	Building	54,395,045	65,274,053,611	5,439,504	6,527,405,361	48,955,540	58,746,648,250	20	5%	48,955,540	58,746,648,250
2	Plant and Machinery	19,837,643	23,805,171,483	1,983,764	2,380,517,148	17,853,879	21,424,654,335	10	10%	17,853,879	21,424,654,335
3	FF&E	394,680	473,615,862	39,468	47,361,586	355,212	426,254,276	5	20%	355,212	426,254,276
	Total Costs	**74,627,367**	**89,552,840,956**	**7,462,737**	**8,955,284,096**	**67,164,631**	**80,597,556,860**			**67,164,631**	**80,597,556,860**

LANDMARK PROJECT

MEEYAHTHA DEVELOPMENT LIMITED (MDL)

TOWER 4 OFFICE BUILDING

TOWER 4 OFFICE - INCOME

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029
Operating Period Start					1	2	3	4	5	6	7	8	9
Lettable Area					391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472
Occupancy					70%	75%	75%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD)					$56	$58	$59	$61	$63	$65	$67	$69	$71
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
OFFICE RENTAL													
Office Rental Revenue					$15,345,713	$16,935,091	$17,443,144	$17,966,438	$18,505,431	$19,060,594	$19,632,412	$20,221,384	$20,828,026
TOTAL LEASE REVENUE					$15,345,713	$16,935,091	$17,443,144	$17,966,438	$18,505,431	$19,060,594	$19,632,412	$20,221,384	$20,828,026

TOWER 4 OFFICE - INCOME

Year	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042
Operating Period Start	10	11	12	13	14	15	16	17	18	19	20	21	22
Lettable Area	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD	$73	$75	$78	$80	$82	$85	$87	$90	$93	$95	$98	$101	$104
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
OFFICE RENTAL													
Office Rental Revenue	$21,452,866	$22,096,452	$22,759,346	$23,442,126	$24,145,390	$24,869,752	$25,615,844	$26,384,320	$27,175,849	$27,991,125	$28,830,858	$29,695,784	$30,586,658
TOTAL LEASE REVENUE	$21,452,866	$22,096,452	$22,759,346	$23,442,126	$24,145,390	$24,869,752	$25,615,844	$26,384,320	$27,175,849	$27,991,125	$28,830,858	$29,695,784	$30,586,658

TOWER 4 OFFICE - INCOME

Year	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055
Operating Period Start	23	24	25	26	27	28	29	30	31	32	33	34	35
Lettable Area	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD	$107	$111	$114	$117	$121	$124	$128	$132	$136	$140	$144	$149	$153
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
OFFICE RENTAL													
Office Rental Revenue	$31,504,257	$32,449,385	$33,422,867	$34,425,553	$35,458,319	$36,522,069	$37,617,731	$38,746,263	$39,908,651	$41,105,910	$42,339,088	$43,609,260	$44,917,538
TOTAL LEASE REVENUE	$31,504,257	$32,449,385	$33,422,867	$34,425,553	$35,458,319	$36,522,069	$37,617,731	$38,746,263	$39,908,651	$41,105,910	$42,339,088	$43,609,260	$44,917,538

TOWER 4 OFFICE - INCOME

Year	Year 2056	Year 2057	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	36	37	38	39	40	41	42	43	44	45	46	47
Lettable Area	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472	391,472
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD	$158	$162	$167	$172	$177	$183	$188	$194	$200	$206	$212	$218
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
OFFICE RENTAL												
Office Rental Revenue	$46,265,064	$47,653,016	$49,082,607	$50,555,085	$52,071,737	$53,633,889	$55,242,906	$56,900,193	$58,607,199	$60,365,415	$62,176,378	$64,041,669
TOTAL LEASE REVENUE	$46,265,064	$47,653,016	$49,082,607	$50,555,085	$52,071,737	$53,633,889	$55,242,906	$56,900,193	$58,607,199	$60,365,415	$62,176,378	$64,041,669

TOWER 4 OFFICE - EXPENDITURE

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
Operating Period Start					1	2	3	4	5	6	7
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A											
Pre-Opening X	$0	$42,431	$110,534	$102,034	$0	$0	$0	$0	$0	$0	$0
Admin & General X					$1,534,571	$1,693,509	$1,744,314	$1,796,644	$1,850,543	$1,906,059	$1,963,241
Property Repairs & Maintenance					$306,914	$338,702	$348,863	$359,329	$370,109	$381,212	$392,648
Utilities & Energy					$1,841,486	$2,032,211	$2,093,177	$2,155,973	$2,220,652	$2,287,271	$2,355,889
TOTAL SG&A EXPENSES	$0	$42,431	$110,534	$102,034	$3,682,971	$4,064,422	$4,186,354	$4,311,945	$4,441,303	$4,574,543	$4,711,779
FIXED EXPENSES											
Land Lease					$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642
Insurance					$153,457	$169,351	$174,431	$179,664	$185,054	$190,606	$196,324
Reserve - Capital Replacements					$306,914	$338,702	$348,863	$359,329	$370,109	$381,212	$392,648
TOTAL FIXED EXPENSES					$1,115,013	$1,162,695	$1,177,936	$1,193,635	$1,209,805	$1,226,460	$1,243,614
DEPRECIATION											
Building Cost					$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571
Plant & Machinery					$1,535,815	$1,535,815	$1,535,815	$1,535,815	$1,535,815	$1,535,815	$1,535,815
FF&E					$65,634	$65,634	$65,634	$65,634	$65,634	$0	$0
TOTAL DEPRECIATION					$4,023,019	$4,023,019	$4,023,019	$4,023,019	$4,023,019	$3,957,385	$3,957,385
Commercial Tax					$767,286	$846,755	$872,157	$898,322	$925,272	$953,030	$981,621
Property Tax					$710,583	$784,179	$807,705	$831,936	$856,894	$882,601	$909,079
Corporate Income Tax					$0	$0	$0	$0	$0	$1,866,644	$1,957,233

TOWER 4 OFFICE - EXPENDITURE

Year	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037
Operating Period Start	8	9	10	11	12	13	14	15	16	17
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A										
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$2,022,138	$2,082,803	$2,145,287	$2,209,645	$2,275,935	$2,344,213	$2,414,539	$2,486,975	$2,561,584	$2,638,432
Property Repairs & Maintenance	$404,428	$416,561	$429,057	$441,929	$455,187	$468,843	$482,908	$497,395	$512,317	$527,686
Utilities & Energy	$2,426,566	$2,499,363	$2,574,344	$2,651,574	$2,731,122	$2,813,055	$2,897,447	$2,984,370	$3,073,901	$3,166,118
TOTAL SG&A EXPENSES	$4,853,132	$4,998,726	$5,148,688	$5,303,149	$5,462,243	$5,626,110	$5,794,894	$5,968,740	$6,147,803	$6,332,237
FIXED EXPENSES										
Land Lease	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642
Insurance	$202,214	$208,280	$214,529	$220,965	$227,593	$234,421	$241,454	$248,698	$256,158	$263,843
Reserve - Capital Replacements	$404,428	$416,561	$429,057	$441,929	$455,187	$468,843	$482,908	$497,395	$512,317	$527,686
TOTAL FIXED EXPENSES	$1,261,284	$1,279,483	$1,298,228	$1,317,536	$1,337,422	$1,357,906	$1,379,004	$1,400,735	$1,423,117	$1,446,172
DEPRECIATION										
Building Cost	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571
Plant & Machinery	$1,535,815	$1,535,815	$1,535,815	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$3,957,385	$3,957,385	$3,957,385	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571
Commercial Tax	$1,011,069	$1,041,401	$1,072,643	$1,104,823	$1,137,967	$1,172,106	$1,207,270	$1,243,488	$1,280,792	$1,319,216
Property Tax	$936,351	$964,442	$993,375	$1,023,176	$1,053,872	$1,085,488	$1,118,052	$1,151,594	$1,186,142	$1,221,726
Corporate Income Tax	$2,050,541	$2,146,647	$2,245,637	$2,731,550	$2,836,568	$2,944,736	$3,056,150	$3,170,906	$3,289,105	$3,410,850

TOWER 4 OFFICE - EXPENDITURE

Year	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047
Operating Period Start	18	19	20	21	22	23	24	25	26	27
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A										
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$2,717,585	$2,799,112	$2,883,086	$2,969,578	$3,058,666	$3,150,426	$3,244,939	$3,342,287	$3,442,555	$3,545,832
Property Repairs & Maintenance	$543,517	$559,822	$576,617	$593,916	$611,733	$630,085	$648,988	$668,457	$688,511	$709,166
Utilities & Energy	$3,261,102	$3,358,935	$3,459,703	$3,563,494	$3,670,399	$3,780,511	$3,893,926	$4,010,744	$4,131,066	$4,254,998
TOTAL SG&A EXPENSES	$6,522,204	$6,717,870	$6,919,406	$7,126,988	$7,340,798	$7,561,022	$7,787,852	$8,021,488	$8,262,133	$8,509,997
FIXED EXPENSES										
Land Lease	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642
Insurance	$271,758	$279,911	$288,309	$296,958	$305,867	$315,043	$324,494	$334,229	$344,256	$354,583
Reserve - Capital Replacements	$543,517	$559,822	$576,617	$593,916	$611,733	$630,085	$648,988	$668,457	$688,511	$709,166
TOTAL FIXED EXPENSES	$1,469,917	$1,494,376	$1,519,568	$1,545,516	$1,572,242	$1,599,770	$1,628,124	$1,657,328	$1,687,409	$1,718,392
DEPRECIATION										
Building Cost	$2,421,571	$2,421,571	$2,421,571	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$2,421,571	$2,421,571	$2,421,571	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$1,358,792	$1,399,556	$1,441,543	$1,484,789	$1,529,333	$1,575,213	$1,622,469	$1,671,143	$1,721,278	$1,772,916
Property Tax	$1,258,378	$1,296,129	$1,335,013	$1,375,063	$1,416,315	$1,458,805	$1,502,569	$1,547,646	$1,594,075	$1,641,897
Corporate Income Tax	$3,536,247	$3,665,406	$3,798,440	$4,540,857	$4,681,993	$4,827,362	$4,977,093	$5,131,315	$5,290,165	$5,453,779

TOWER 4 OFFICE - EXPENDITURE

Year	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Operating Period Start	28	29	30	31	32	33	34	35	36	37
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A										
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$3,652,207	$3,761,773	$3,874,626	$3,990,865	$4,110,591	$4,233,909	$4,360,926	$4,491,754	$4,626,506	$4,765,302
Property Repairs & Maintenance	$730,441	$752,355	$774,925	$798,173	$822,118	$846,782	$872,185	$898,351	$925,301	$953,060
Utilities & Energy	$4,382,648	$4,514,128	$4,649,552	$4,789,038	$4,932,709	$5,080,691	$5,233,111	$5,390,105	$5,551,808	$5,718,362
TOTAL SG&A EXPENSES	$8,765,297	$9,028,255	$9,299,103	$9,578,076	$9,865,418	$10,161,381	$10,466,222	$10,780,209	$11,103,615	$11,436,724
FIXED EXPENSES										
Land Lease	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642
Insurance	$365,221	$376,177	$387,463	$399,087	$411,059	$423,391	$436,093	$449,175	$462,651	$476,530
Reserve - Capital Replacements	$730,441	$752,355	$774,925	$798,173	$822,118	$846,782	$872,185	$898,351	$925,301	$953,060
TOTAL FIXED EXPENSES	$1,750,304	$1,783,174	$1,817,030	$1,851,902	$1,887,819	$1,924,815	$1,962,920	$2,002,168	$2,042,594	$2,084,232
DEPRECIATION										
Building Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$1,826,103	$1,880,887	$1,937,313	$1,995,433	$2,055,296	$2,116,954	$2,180,463	$2,245,877	$2,313,253	$2,382,651
Property Tax	$1,691,154	$1,741,889	$1,794,146	$1,847,970	$1,903,409	$1,960,511	$2,019,327	$2,079,907	$2,142,304	$2,206,573
Corporate Income Tax	$5,622,303	$5,795,882	$5,974,668	$6,158,818	$6,348,492	$6,543,857	$6,745,082	$6,952,344	$7,165,824	$7,385,709

TOWER 4 OFFICE - EXPENDITURE

Year	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A										
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$4,908,261	$5,055,508	$5,207,174	$5,363,389	$5,524,291	$5,690,019	$5,860,720	$6,036,542	$6,217,638	$6,404,167
Property Repairs & Maintenance	$981,652	$1,011,102	$1,041,435	$1,072,678	$1,104,858	$1,138,004	$1,172,144	$1,207,308	$1,243,528	$1,280,833
Utilities & Energy	$5,889,913	$6,066,610	$6,248,608	$6,436,067	$6,629,149	$6,828,023	$7,032,864	$7,243,850	$7,461,165	$7,685,000
TOTAL SG&A EXPENSES	$11,779,826	$12,133,220	$12,497,217	$12,872,133	$13,258,297	$13,656,046	$14,065,728	$14,487,700	$14,922,331	$15,370,001
FIXED EXPENSES										
Land Lease	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642	$654,642
Insurance	$490,826	$505,551	$520,717	$536,339	$552,429	$569,002	$586,072	$603,654	$621,764	$640,417
Reserve - Capital Replacements	$981,652	$1,011,102	$1,041,435	$1,072,678	$1,104,858	$1,138,004	$1,172,144	$1,207,308	$1,243,528	$1,280,833
TOTAL FIXED EXPENSES	$2,127,120	$2,171,295	$2,216,794	$2,263,659	$2,311,929	$2,361,648	$2,412,858	$2,465,604	$2,519,933	$2,575,892
DEPRECIATION										
Building Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$2,454,130	$2,527,754	$2,603,587	$2,681,694	$2,762,145	$2,845,010	$2,930,360	$3,018,271	$3,108,819	$3,202,083
Property Tax	$2,272,770	$2,340,953	$2,411,182	$2,483,517	$2,558,023	$2,634,763	$2,713,806	$2,795,221	$2,879,077	$2,965,449
Corporate Income Tax	$7,612,190	$7,845,466	$8,085,739	$8,333,221	$8,588,128	$8,850,682	$9,121,112	$9,399,655	$9,686,554	$9,982,061

TOWER 4 OFFICE - PRO FORMA P&L

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
Operating Period Start					1	2	3	4	5	6	7
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE					$15,345,713	$16,935,091	$17,443,144	$17,966,438	$18,505,431	$19,060,594	$19,632,412
TOTAL SG&A EXPENSES	$0	$42,431	$110,534	$102,034	$3,682,971	$4,064,422	$4,186,354	$4,311,945	$4,441,303	$4,574,543	$4,711,779
TOTAL FIXED EXPENSES					$1,115,013	$1,162,695	$1,177,936	$1,193,635	$1,209,805	$1,226,460	$1,243,614
NET OPERATING INCOME	**$0**	**-$42,431**	**-$110,534**	**-$102,034**	**$10,547,729**	**$11,707,974**	**$12,078,853**	**$12,460,858**	**$12,854,323**	**$13,259,592**	**$13,677,019**
TOTAL DEPRECIATION					$4,023,019	$4,023,019	$4,023,019	$4,023,019	$4,023,019	$3,957,385	$3,957,385
EARNINGS BEFORE TAXES	$0	-$42,431	-$110,534	-$102,034	$6,524,710	$7,684,955	$8,055,834	$8,437,838	$8,831,303	$9,302,206	$9,719,633
Commercial Tax					$767,286	$846,755	$872,157	$898,322	$925,272	$953,030	$981,621
Property Tax					$710,583	$784,179	$807,705	$831,936	$856,894	$882,601	$909,079
TAXABLE INCOME	**$0**	**-$42,431**	**-$110,534**	**-$102,034**	**$5,046,841**	**$6,054,021**	**$6,375,972**	**$6,707,581**	**$7,049,138**	**$7,466,576**	**$7,828,934**
Corporate Income Tax					$0	$0	$0	$0	$0	$1,866,644	$1,957,233
NET INCOME	**$0**	**-$42,431**	**-$110,534**	**-$102,034**	**$5,046,841**	**$6,054,021**	**$6,375,972**	**$6,707,581**	**$7,049,138**	**$5,599,932**	**$5,871,700**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 4 OFFICE - PRO FORMA P&L

Year	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037	Year 2038
Operating Period Start	8	9	10	11	12	13	14	15	16	17	18
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE	$20,221,384	$20,828,026	$21,452,866	$22,096,452	$22,759,346	$23,442,126	$24,145,390	$24,869,752	$25,615,844	$26,384,320	$27,175,849
TOTAL SG&A EXPENSES	$4,853,132	$4,998,726	$5,148,688	$5,303,149	$5,462,243	$5,626,110	$5,794,894	$5,968,740	$6,147,803	$6,332,237	$6,522,204
TOTAL FIXED EXPENSES	$1,261,284	$1,279,483	$1,298,228	$1,317,536	$1,337,422	$1,357,906	$1,379,004	$1,400,735	$1,423,117	$1,446,172	$1,469,917
NET OPERATING INCOME	**$14,106,968**	**$14,549,817**	**$15,005,950**	**$15,475,768**	**$15,959,681**	**$16,458,110**	**$16,971,493**	**$17,500,277**	**$18,044,924**	**$18,605,911**	**$19,183,728**
TOTAL DEPRECIATION	$3,957,385	$3,957,385	$3,957,385	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571
EARNINGS BEFORE TAXES	$10,149,583	$10,592,431	$11,048,565	$13,054,198	$13,538,110	$14,036,540	$14,549,922	$15,078,706	$15,623,354	$16,184,341	$16,762,157
Commercial Tax	$1,011,069	$1,041,401	$1,072,643	$1,104,823	$1,137,967	$1,172,106	$1,207,270	$1,243,488	$1,280,792	$1,319,216	$1,358,792
Property Tax	$936,351	$964,442	$993,375	$1,023,176	$1,053,872	$1,085,488	$1,118,052	$1,151,594	$1,186,142	$1,221,726	$1,258,378
TAXABLE INCOME	**$8,202,163**	**$8,586,588**	**$8,982,547**	**$10,926,199**	**$11,346,271**	**$11,778,946**	**$12,224,600**	**$12,683,625**	**$13,156,420**	**$13,643,399**	**$14,144,987**
Corporate Income Tax	$2,050,541	$2,146,647	$2,245,637	$2,731,550	$2,836,568	$2,944,736	$3,056,150	$3,170,906	$3,289,105	$3,410,850	$3,536,247
NET INCOME	**$6,151,622**	**$6,439,941**	**$6,736,910**	**$8,194,649**	**$8,509,703**	**$8,834,209**	**$9,168,450**	**$9,512,719**	**$9,867,315**	**$10,232,549**	**$10,608,740**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 4 OFFICE - PRO FORMA P&L

Year	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047	Year 2048	Year 2049
Operating Period Start	19	20	21	22	23	24	25	26	27	28	29
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE	$27,991,125	$28,830,858	$29,695,784	$30,586,658	$31,504,257	$32,449,385	$33,422,867	$34,425,553	$35,458,319	$36,522,069	$37,617,731
TOTAL SG&A EXPENSES	$6,717,870	$6,919,406	$7,126,988	$7,340,798	$7,561,022	$7,787,852	$8,021,488	$8,262,133	$8,509,997	$8,765,297	$9,028,255
TOTAL FIXED EXPENSES	$1,494,376	$1,519,568	$1,545,516	$1,572,242	$1,599,770	$1,628,124	$1,657,328	$1,687,409	$1,718,392	$1,750,304	$1,783,174
NET OPERATING INCOME	**$19,778,879**	**$20,391,885**	**$21,023,280**	**$21,673,618**	**$22,343,466**	**$23,033,409**	**$23,744,051**	**$24,476,012**	**$25,229,931**	**$26,006,468**	**$26,806,302**
TOTAL DEPRECIATION	$2,421,571	$2,421,571	$0	$0	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$17,357,308	$17,970,314	$21,023,280	$21,673,618	$22,343,466	$23,033,409	$23,744,051	$24,476,012	$25,229,931	$26,006,468	$26,806,302
Commercial Tax	$1,399,556	$1,441,543	$1,484,789	$1,529,333	$1,575,213	$1,622,469	$1,671,143	$1,721,278	$1,772,916	$1,826,103	$1,880,887
Property Tax	$1,296,129	$1,335,013	$1,375,063	$1,416,315	$1,458,805	$1,502,569	$1,547,646	$1,594,075	$1,641,897	$1,691,154	$1,741,889
TAXABLE INCOME	**$14,661,623**	**$15,193,758**	**$18,163,428**	**$18,727,970**	**$19,309,448**	**$19,908,371**	**$20,525,262**	**$21,160,659**	**$21,815,118**	**$22,489,210**	**$23,183,526**
Corporate Income Tax	$3,665,406	$3,798,440	$4,540,857	$4,681,993	$4,827,362	$4,977,093	$5,131,315	$5,290,165	$5,453,779	$5,622,303	$5,795,882
NET INCOME	**$10,996,217**	**$11,395,319**	**$13,622,571**	**$14,045,978**	**$14,482,086**	**$14,931,278**	**$15,393,946**	**$15,870,494**	**$16,361,338**	**$16,866,908**	**$17,387,645**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 4 OFFICE - PRO FORMA P&L

Year	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057	Year 2058	Year 2059	Year 2060
Operating Period Start	30	31	32	33	34	35	36	37	38	39	40
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE	$38,746,263	$39,908,651	$41,105,910	$42,339,088	$43,609,260	$44,917,538	$46,265,064	$47,653,016	$49,082,607	$50,555,085	$52,071,737
TOTAL SG&A EXPENSES	$9,299,103	$9,578,076	$9,865,418	$10,161,381	$10,466,222	$10,780,209	$11,103,615	$11,436,724	$11,779,826	$12,133,220	$12,497,217
TOTAL FIXED EXPENSES	$1,817,030	$1,851,902	$1,887,819	$1,924,815	$1,962,920	$2,002,168	$2,042,594	$2,084,232	$2,127,120	$2,171,295	$2,216,794
NET OPERATING INCOME	**$27,630,130**	**$28,478,673**	**$29,352,673**	**$30,252,892**	**$31,180,118**	**$32,135,161**	**$33,118,855**	**$34,132,060**	**$35,175,661**	**$36,250,570**	**$37,357,726**
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$27,630,130	$28,478,673	$29,352,673	$30,252,892	$31,180,118	$32,135,161	$33,118,855	$34,132,060	$35,175,661	$36,250,570	$37,357,726
Commercial Tax	$1,937,313	$1,995,433	$2,055,296	$2,116,954	$2,180,463	$2,245,877	$2,313,253	$2,382,651	$2,454,130	$2,527,754	$2,603,587
Property Tax	$1,794,146	$1,847,970	$1,903,409	$1,960,511	$2,019,327	$2,079,907	$2,142,304	$2,206,573	$2,272,770	$2,340,953	$2,411,182
TAXABLE INCOME	**$23,898,671**	**$24,635,270**	**$25,393,968**	**$26,175,426**	**$26,980,328**	**$27,809,377**	**$28,663,298**	**$29,542,836**	**$30,448,760**	**$31,381,862**	**$32,342,958**
Corporate Income Tax	$5,974,668	$6,158,818	$6,348,492	$6,543,857	$6,745,082	$6,952,344	$7,165,824	$7,385,709	$7,612,190	$7,845,466	$8,085,739
NET INCOME	**$17,924,003**	**$18,476,453**	**$19,045,476**	**$19,631,570**	**$20,235,246**	**$20,857,033**	**$21,497,473**	**$22,157,127**	**$22,836,570**	**$23,536,397**	**$24,257,218**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 4 OFFICE - PRO FORMA P&L

Year	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE	$53,633,889	$55,242,906	$56,900,193	$58,607,199	$60,365,415	$62,176,378	$64,041,669
TOTAL SG&A EXPENSES	$12,872,133	$13,258,297	$13,656,046	$14,065,728	$14,487,700	$14,922,331	$15,370,001
TOTAL FIXED EXPENSES	$2,263,659	$2,311,929	$2,361,648	$2,412,858	$2,465,604	$2,519,933	$2,575,892
NET OPERATING INCOME	**$38,498,097**	**$39,672,680**	**$40,882,499**	**$42,128,613**	**$43,412,111**	**$44,734,114**	**$46,095,776**
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$38,498,097	$39,672,680	$40,882,499	$42,128,613	$43,412,111	$44,734,114	$46,095,776
Commercial Tax	$2,681,694	$2,762,145	$2,845,010	$2,930,360	$3,018,271	$3,108,819	$3,202,083
Property Tax	$2,483,517	$2,558,023	$2,634,763	$2,713,806	$2,795,221	$2,879,077	$2,965,449
TAXABLE INCOME	**$33,332,886**	**$34,352,511**	**$35,402,726**	**$36,484,447**	**$37,598,620**	**$38,746,218**	**$39,928,243**
Corporate Income Tax	$8,333,221	$8,588,128	$8,850,682	$9,121,112	$9,399,655	$9,686,554	$9,982,061
NET INCOME	**$24,999,664**	**$25,764,384**	**$26,552,045**	**$27,363,335**	**$28,198,965**	**$29,059,663**	**$29,946,183**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

TOWER 4 OFFICE - PRO FORMA CASH FLOW

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026
Operating Period Start					1	2	3	4	5	6
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS										
Net Income	$0	-$42,431	-$110,534	-$102,034	$5,046,841	$6,054,021	$6,375,972	$6,707,581	$7,049,138	$5,599,932
+ Depreciation and amortization					$4,023,019	$4,023,019	$4,023,019	$4,023,019	$4,023,019	$3,957,385
NET OPERATING CASHFLOWS	$0	-$42,431	-$110,534	-$102,034	$9,069,860	$10,077,040	$10,398,991	$10,730,600	$11,072,157	$9,557,317
CASHFLOWS FROM INVESTING										
+ Construction Cost	-$37,184,724	-$15,847,797	-$27,733,644	-$15,847,797						
CASHFLOWS FROM FINANCING										
+ Financing Expenses *										
Total CFs	**-$37,184,724**	**-$15,890,228**	**-$27,844,179**	**-$15,949,831**	**$9,069,860**	**$10,077,040**	**$10,398,991**	**$10,730,600**	**$11,072,157**	**$9,557,317**

* Financing costs taken into account under consolidated cashflows

TOWER 4 OFFICE - PRO FORMA CASH FLOW

Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036
Operating Period Start	7	8	9	10	11	12	13	14	15	16
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS										
Net Income	$5,871,700	$6,151,622	$6,439,941	$6,736,910	$8,194,649	$8,509,703	$8,834,209	$9,168,450	$9,512,719	$9,867,315
+ Depreciation and amortization	$3,957,385	$3,957,385	$3,957,385	$3,957,385	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$2,421,571
NET OPERATING CASHFLOWS	$9,829,086	$10,109,007	$10,397,327	$10,694,295	$10,616,220	$10,931,274	$11,255,780	$11,590,021	$11,934,289	$12,288,886
CASHFLOWS FROM INVESTING										
+ Construction Cost										
CASHFLOWS FROM FINANCING										
*+ Financing Expenses **										
Total CFs	**$9,829,086**	**$10,109,007**	**$10,397,327**	**$10,694,295**	**$10,616,220**	**$10,931,274**	**$11,255,780**	**$11,590,021**	**$11,934,289**	**$12,288,886**

* Financing costs taken into account under consolidated cashflows

TOWER 4 OFFICE - PRO FORMA CASH FLOW

Year Operating Period Start	Year 2037 17	Year 2038 18	Year 2039 19	Year 2040 20	Year 2041 21	Year 2042 22	Year 2043 23	Year 2044 24	Year 2045 25	Year 2046 26
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS										
Net Income	$10,232,549	$10,608,740	$10,996,217	$11,395,319	$13,622,571	$14,045,978	$14,482,086	$14,931,278	$15,393,946	$15,870,494
+ Depreciation and amortization	$2,421,571	$2,421,571	$2,421,571	$2,421,571	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	$12,654,120	$13,030,311	$13,417,788	$13,816,889	$13,622,571	$14,045,978	$14,482,086	$14,931,278	$15,393,946	$15,870,494
CASHFLOWS FROM INVESTING										
+ Construction Cost										
CASHFLOWS FROM FINANCING										
*+ Financing Expenses **										
Total CFs	**$12,654,120**	**$13,030,311**	**$13,417,788**	**$13,816,889**	**$13,622,571**	**$14,045,978**	**$14,482,086**	**$14,931,278**	**$15,393,946**	**$15,870,494**

* Financing costs taken into account under consolidated cashflows

TOWER 4 OFFICE - PRO FORMA CASH FLOW

Year	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057
Operating Period Start	27	28	29	30	31	32	33	34	35	36	37
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS											
Net Income	$16,361,338	$16,866,908	$17,387,645	$17,924,003	$18,476,453	$19,045,476	$19,631,570	$20,235,246	$20,857,033	$21,497,473	$22,157,127
+ Depreciation and amortization	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	$16,361,338	$16,866,908	$17,387,645	$17,924,003	$18,476,453	$19,045,476	$19,631,570	$20,235,246	$20,857,033	$21,497,473	$22,157,127
CASHFLOWS FROM INVESTING											
+ Construction Cost											
CASHFLOWS FROM FINANCING											
*+ Financing Expenses **											
Total CFs	**$16,361,338**	**$16,866,908**	**$17,387,645**	**$17,924,003**	**$18,476,453**	**$19,045,476**	**$19,631,570**	**$20,235,246**	**$20,857,033**	**$21,497,473**	**$22,157,127**

* Financing costs taken into account under consolidated cashflows

TOWER 4 OFFICE - PRO FORMA CASH FLOW

Year	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS										
Net Income	$22,836,570	$23,536,397	$24,257,218	$24,999,664	$25,764,384	$26,552,045	$27,363,335	$28,198,965	$29,059,663	$29,946,183
+ Depreciation and amortization	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET OPERATING CASHFLOWS	$22,836,570	$23,536,397	$24,257,218	$24,999,664	$25,764,384	$26,552,045	$27,363,335	$28,198,965	$29,059,663	$29,946,183
CASHFLOWS FROM INVESTING										
+ Construction Cost										
CASHFLOWS FROM FINANCING										
*+ Financing Expenses **										
Total CFs	**$22,836,570**	**$23,536,397**	**$24,257,218**	**$24,999,664**	**$25,764,384**	**$26,552,045**	**$27,363,335**	**$28,198,965**	**$29,059,663**	**$29,946,183**

* Financing costs taken into account under consolidated cashflows

TOWER 4 OFFICE - INTERNAL RATE OF RETURN SCHEDULE

Year	Net Cash Flow	9.5%		11.0%	
		DF	DCF	DF	DCF
2017	$ (37,184,724)	1	$ (37,184,724)	1	$ (37,184,724)
2018	$ (15,890,228)	0.91324	$ (14,511,624)	0.90090	$ (14,315,521)
2019	$ (27,844,179)	0.83401	$ (23,222,351)	0.81162	$ (22,598,960)
2020	$ (15,949,831)	0.76165	$ (12,148,250)	0.73119	$ (11,662,379)
2021	$ 9,069,860	0.69557	$ 6,308,761	0.65873	$ 5,974,598
2022	$ 10,077,040	0.63523	$ 6,401,215	0.59345	$ 5,980,233
2023	$ 10,398,991	0.58012	$ 6,032,627	0.53464	$ 5,559,725
2024	$ 10,730,600	0.52979	$ 5,684,931	0.48166	$ 5,168,484
2025	$ 11,072,157	0.48382	$ 5,356,971	0.43393	$ 4,804,502
2026	$ 9,557,317	0.44185	$ 4,222,882	0.39092	$ 3,736,192
2027	$ 9,829,086	0.40351	$ 3,966,176	0.35218	$ 3,461,651
2028	$ 10,109,007	0.36851	$ 3,725,231	0.31728	$ 3,207,419
2029	$ 10,397,327	0.33654	$ 3,499,067	0.28584	$ 2,971,980
2030	$ 10,694,295	0.30734	$ 3,286,765	0.25751	$ 2,753,934
2031	$ 10,616,220	0.28067	$ 2,979,698	0.23199	$ 2,462,908
2032	$ 10,931,274	0.25632	$ 2,801,941	0.20900	$ 2,284,684
2033	$ 11,255,780	0.23409	$ 2,634,812	0.18829	$ 2,119,376
2034	$ 11,590,021	0.21378	$ 2,477,674	0.16963	$ 1,966,046
2035	$ 11,934,289	0.19523	$ 2,329,928	0.15282	$ 1,823,824
2036	$ 12,288,886	0.17829	$ 2,191,009	0.13768	$ 1,691,905
2037	$ 12,654,120	0.16282	$ 2,060,391	0.12403	$ 1,569,540
2038	$ 13,030,311	0.14870	$ 1,937,574	0.11174	$ 1,456,036
2039	$ 13,417,788	0.13580	$ 1,822,092	0.10067	$ 1,350,751
2040	$ 13,816,889	0.12402	$ 1,713,506	0.09069	$ 1,253,089
2041	$ 13,622,571	0.11326	$ 1,542,838	0.08170	$ 1,113,032
2042	$ 14,045,978	0.10343	$ 1,452,777	0.07361	$ 1,033,898
2043	$ 14,482,086	0.09446	$ 1,367,931	0.06631	$ 960,359
2044	$ 14,931,278	0.08626	$ 1,288,000	0.05974	$ 892,024
2045	$ 15,393,946	0.07878	$ 1,212,703	0.05382	$ 828,527
2046	$ 15,870,494	0.07194	$ 1,141,776	0.04849	$ 769,527
2047	$ 16,361,338	0.06570	$ 1,074,967	0.04368	$ 714,709
2048	$ 16,866,908	0.06000	$ 1,012,040	0.03935	$ 663,778
2049	$ 17,387,645	0.05480	$ 952,772	0.03545	$ 616,461
2050	$ 17,924,003	0.05004	$ 896,952	0.03194	$ 572,502
2051	$ 18,476,453	0.04570	$ 844,381	0.02878	$ 531,664
2052	$ 19,045,476	0.04174	$ 794,873	0.02592	$ 493,728
2053	$ 19,631,570	0.03811	$ 748,250	0.02335	$ 458,488
2054	$ 20,235,246	0.03481	$ 704,346	0.02104	$ 425,754
2055	$ 20,857,033	0.03179	$ 663,004	0.01896	$ 395,348
2056	$ 21,497,473	0.02903	$ 624,075	0.01708	$ 367,106
2057	$ 22,157,127	0.02651	$ 587,420	0.01538	$ 340,874
2058	$ 22,836,570	0.02421	$ 552,907	0.01386	$ 316,511
2059	$ 23,536,397	0.02211	$ 520,412	0.01249	$ 293,883
2060	$ 24,257,218	0.02019	$ 489,817	0.01125	$ 272,868
2061	$ 24,999,664	0.01844	$ 461,013	0.01013	$ 253,351
2062	$ 25,764,384	0.01684	$ 433,895	0.00913	$ 235,226
2063	$ 26,552,045	0.01538	$ 408,365	0.00823	$ 218,394
2064	$ 27,363,335	0.01405	$ 384,331	0.00741	$ 202,763
2065	$ 28,198,965	0.01283	$ 361,706	0.00668	$ 188,248
2066	$ 29,059,663	0.01171	$ 340,407	0.00601	$ 174,769
2067	$ 29,946,183	0.01070	$ 320,358	0.00542	$ 162,253
			$ 5,548,615		**$ (10,668,662)**

IRR = **10.0%**

TOWER 4 OFFICE - DEPRECIATION SCHEDULE

Applied Foreign Exchange USD:Kyats (Average Rate) 1,200 10%

Sr.	Element	Amount (Cost) USD	Amount (Cost) Kyats	Residual Value USD	Residual Value Kyats	Depreciable Value USD	Depreciable Value Kyats	Useful Life Years	Depn %	Accumulated Depreciation USD	Accumulated Depreciation Kyats
1	Building	53,812,680	64,575,216,068	5,381,268	6,457,521,607	48,431,412	58,117,694,461	20	5%	48,431,412	58,117,694,461
2	Plant and Machinery	17,064,608	20,477,529,573	1,706,461	2,047,752,957	15,358,147	18,429,776,616	10	10%	15,358,147	18,429,776,616
3	FF&E	364,632	437,558,718	36,463	43,755,872	328,169	393,802,846	5	20%	328,169	393,802,846
	Total Costs	**71,241,920**	**85,490,304,359**	**7,124,192**	**8,549,030,436**	**64,117,728**	**76,941,273,923**			**64,117,728**	**76,941,273,923**

LANDMARK PROJECT

MEEYAHTHA DEVELOPMENT LIMITED (MDL)

RETAIL PODIUM

RETAIL PODIUM - INCOME

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029
Operating Period Start					1	2	3	4	5	6	7	8	9
Lettable Area					260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336
Occupancy					70%	75%	75%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD)					$29	$30	$32	$34	$35	$37	$39	$41	$43

	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
RETAIL RENTAL													
Retail Rental Revenue					$5,284,814	$5,945,416	$6,242,687	$6,554,821	$6,882,562	$7,226,691	$7,588,025	$7,967,426	$8,365,798
TOTAL LEASE REVENUE					$5,284,814	$5,945,416	$6,242,687	$6,554,821	$6,882,562	$7,226,691	$7,588,025	$7,967,426	$8,365,798

RETAIL PODIUM - INCOME

Year	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042
Operating Period Start	10	11	12	13	14	15	16	17	18	19	20	21	22
Lettable Area	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD)	$45	$47	$50	$52	$55	$57	$60	$63	$66	$70	$73	$77	$81
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
RETAIL RENTAL													
Retail Rental Revenue	$8,784,088	$9,223,292	$9,684,457	$10,168,679	$10,677,113	$11,210,969	$11,771,517	$12,360,093	$12,978,098	$13,627,003	$14,308,353	$15,023,771	$15,774,959
TOTAL LEASE REVENUE	$8,784,088	$9,223,292	$9,684,457	$10,168,679	$10,677,113	$11,210,969	$11,771,517	$12,360,093	$12,978,098	$13,627,003	$14,308,353	$15,023,771	$15,774,959

RETAIL PODIUM - INCOME

Year	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055
Operating Period Start	23	24	25	26	27	28	29	30	31	32	33	34	35
Lettable Area	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD)	$85	$89	$94	$98	$103	$108	$114	$119	$125	$132	$138	$145	$152
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
RETAIL RENTAL													
Retail Rental Revenue	$16,563,707	$17,391,893	$18,261,487	$19,174,562	$20,133,290	$21,139,954	$22,196,952	$23,306,799	$24,472,139	$25,695,746	$26,980,534	$28,329,560	$29,746,038
TOTAL LEASE REVENUE	$16,563,707	$17,391,893	$18,261,487	$19,174,562	$20,133,290	$21,139,954	$22,196,952	$23,306,799	$24,472,139	$25,695,746	$26,980,534	$28,329,560	$29,746,038

RETAIL PODIUM - INCOME

Year	Year 2056	Year 2057	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	36	37	38	39	40	41	42	43	44	45	46	47
Lettable Area	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336	260,336
Occupancy	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Rental Rate / Sq. Ft / Ann (USD)	$160	$168	$176	$185	$194	$204	$214	$225	$236	$248	$261	$274
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
RETAIL RENTAL												
Retail Rental Revenue	$31,233,340	$32,795,007	$34,434,758	$36,156,495	$37,964,320	$39,862,536	$41,855,663	$43,948,446	$46,145,869	$48,453,162	$50,875,820	$53,419,611
TOTAL LEASE REVENUE	$31,233,340	$32,795,007	$34,434,758	$36,156,495	$37,964,320	$39,862,536	$41,855,663	$43,948,446	$46,145,869	$48,453,162	$50,875,820	$53,419,611

RETAIL PODIUM - EXPENDITURE

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
Operating Period Start					1	2	3	4	5	6	7
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A											
Pre-Opening X	$151,000	$354,500	$257,500	$164,500	$0	$0	$0	$0	$0	$0	$0
Admin & General X					$528,481	$594,542	$624,269	$655,482	$688,256	$722,669	$758,803
Property Repairs & Maintenance					$105,696	$118,908	$124,854	$131,096	$137,651	$144,534	$151,761
Utilities & Energy					$634,178	$713,450	$749,122	$786,579	$825,907	$867,203	$910,563
TOTAL SG&A EXPENSES	$151,000	$354,500	$257,500	$164,500	$1,268,355	$1,426,900	$1,498,245	$1,573,157	$1,651,815	$1,734,406	$1,821,126
FIXED EXPENSES											
Land Lease					$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348
Insurance					$52,848	$59,454	$62,427	$65,548	$68,826	$72,267	$75,880
Reserve - Capital Replacements					$105,696	$118,908	$124,854	$131,096	$137,651	$144,534	$151,761
TOTAL FIXED EXPENSES					$593,892	$613,710	$622,629	$631,993	$641,825	$652,149	$662,989
DEPRECIATION											
Building Cost					$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019
Plant & Machinery					$2,041,952	$2,041,952	$2,041,952	$2,041,952	$2,041,952	$2,041,952	$2,041,952
FF&E					$249,623	$249,623	$249,623	$249,623	$249,623	$0	$0
TOTAL DEPRECIATION					$5,590,594	$5,590,594	$5,590,594	$5,590,594	$5,590,594	$5,340,971	$5,340,971
Commercial Tax					$264,241	$297,271	$312,134	$327,741	$344,128	$361,335	$379,401
Property Tax					$302,978	$340,851	$357,893	$375,788	$394,577	$414,306	$435,021
Corporate Income Tax					$0	$0	$0	$0	$0	$0	$0

RETAIL PODIUM - EXPENDITURE

Year	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037	Year 2038
Operating Period Start	8	9	10	11	12	13	14	15	16	17	18
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A											
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$796,743	$836,580	$878,409	$922,329	$968,446	$1,016,868	$1,067,711	$1,121,097	$1,177,152	$1,236,009	$1,297,810
Property Repairs & Maintenance	$159,349	$167,316	$175,682	$184,466	$193,689	$203,374	$213,542	$224,219	$235,430	$247,202	$259,562
Utilities & Energy	$956,091	$1,003,896	$1,054,091	$1,106,795	$1,162,135	$1,220,242	$1,281,254	$1,345,316	$1,412,582	$1,483,211	$1,557,372
TOTAL SG&A EXPENSES	$1,912,182	$2,007,791	$2,108,181	$2,213,590	$2,324,270	$2,440,483	$2,562,507	$2,690,633	$2,825,164	$2,966,422	$3,114,744
FIXED EXPENSES											
Land Lease	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348
Insurance	$79,674	$83,658	$87,841	$92,233	$96,845	$101,687	$106,771	$112,110	$117,715	$123,601	$129,781
Reserve - Capital Replacements	$159,349	$167,316	$175,682	$184,466	$193,689	$203,374	$213,542	$224,219	$235,430	$247,202	$259,562
TOTAL FIXED EXPENSES	$674,371	$686,322	$698,871	$712,047	$725,882	$740,408	$755,661	$771,677	$788,494	$806,151	$824,691
DEPRECIATION											
Building Cost	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019
Plant & Machinery	$2,041,952	$2,041,952	$2,041,952	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$5,340,971	$5,340,971	$5,340,971	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019
Commercial Tax	$398,371	$418,290	$439,204	$461,165	$484,223	$508,434	$533,856	$560,548	$588,576	$618,005	$648,905
Property Tax	$456,773	$479,611	$503,592	$528,771	$555,210	$582,970	$612,119	$642,725	$674,861	$708,604	$744,034
Corporate Income Tax	$0	$0	$0	$502,175	$573,963	$649,341	$728,488	$811,592	$898,851	$990,473	$1,086,676

RETAIL PODIUM - EXPENDITURE

Year	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047	Year 2048	Year 2049
Operating Period Start	19	20	21	22	23	24	25	26	27	28	29
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A											
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$1,362,700	$1,430,835	$1,502,377	$1,577,496	$1,656,371	$1,739,189	$1,826,149	$1,917,456	$2,013,329	$2,113,995	$2,219,695
Property Repairs & Maintenance	$272,540	$286,167	$300,475	$315,499	$331,274	$347,838	$365,230	$383,491	$402,666	$422,799	$443,939
Utilities & Energy	$1,635,240	$1,717,002	$1,802,852	$1,892,995	$1,987,645	$2,087,027	$2,191,378	$2,300,947	$2,415,995	$2,536,794	$2,663,634
TOTAL SG&A EXPENSES	$3,270,481	$3,434,005	$3,605,705	$3,785,990	$3,975,290	$4,174,054	$4,382,757	$4,601,895	$4,831,989	$5,073,589	$5,327,268
FIXED EXPENSES											
Land Lease	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348
Insurance	$136,270	$143,084	$150,238	$157,750	$165,637	$173,919	$182,615	$191,746	$201,333	$211,400	$221,970
Reserve - Capital Replacements	$272,540	$286,167	$300,475	$315,499	$331,274	$347,838	$365,230	$383,491	$402,666	$422,799	$443,939
TOTAL FIXED EXPENSES	$844,158	$864,599	$886,061	$908,597	$932,259	$957,105	$983,193	$1,010,585	$1,039,347	$1,069,547	$1,101,257
DEPRECIATION											
Building Cost	$3,299,019	$3,299,019	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$3,299,019	$3,299,019	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$681,350	$715,418	$751,189	$788,748	$828,185	$869,595	$913,074	$958,728	$1,006,664	$1,056,998	$1,109,848
Property Tax	$781,236	$820,298	$861,313	$904,378	$949,597	$997,077	$1,046,931	$1,099,278	$1,154,241	$1,211,954	$1,272,551
Corporate Income Tax	$1,187,690	$1,293,754	$2,229,876	$2,346,811	$2,469,594	$2,598,515	$2,733,883	$2,876,019	$3,025,262	$3,181,967	$3,346,507

RETAIL PODIUM - EXPENDITURE

Year	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057	Year 2058	Year 2059	Year 2060
Operating Period Start	30	31	32	33	34	35	36	37	38	39	40
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A											
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$2,330,680	$2,447,214	$2,569,575	$2,698,053	$2,832,956	$2,974,604	$3,123,334	$3,279,501	$3,443,476	$3,615,650	$3,796,432
Property Repairs & Maintenance	$466,136	$489,443	$513,915	$539,611	$566,591	$594,921	$624,667	$655,900	$688,695	$723,130	$759,286
Utilities & Energy	$2,796,816	$2,936,657	$3,083,490	$3,237,664	$3,399,547	$3,569,525	$3,748,001	$3,935,401	$4,132,171	$4,338,779	$4,555,718
TOTAL SG&A EXPENSES	$5,593,632	$5,873,313	$6,166,979	$6,475,328	$6,799,094	$7,139,049	$7,496,002	$7,870,802	$8,264,342	$8,677,559	$9,111,437
FIXED EXPENSES											
Land Lease	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348
Insurance	$233,068	$244,721	$256,957	$269,805	$283,296	$297,460	$312,333	$327,950	$344,348	$361,565	$379,643
Reserve - Capital Replacements	$466,136	$489,443	$513,915	$539,611	$566,591	$594,921	$624,667	$655,900	$688,695	$723,130	$759,286
TOTAL FIXED EXPENSES	$1,134,552	$1,169,512	$1,206,220	$1,244,764	$1,285,235	$1,327,729	$1,372,348	$1,419,198	$1,468,391	$1,520,043	$1,574,278
DEPRECIATION											
Building Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$1,165,340	$1,223,607	$1,284,787	$1,349,027	$1,416,478	$1,487,302	$1,561,667	$1,639,750	$1,721,738	$1,807,825	$1,898,216
Property Tax	$1,336,179	$1,402,988	$1,473,137	$1,546,794	$1,624,134	$1,705,340	$1,790,607	$1,880,138	$1,974,145	$2,072,852	$2,176,494
Corporate Income Tax	$3,519,274	$3,700,680	$3,891,156	$4,091,155	$4,301,155	$4,521,654	$4,753,179	$4,996,280	$5,251,536	$5,519,554	$5,800,974

RETAIL PODIUM - EXPENDITURE

Year	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
VARIABLE X & SG&A							
Pre-Opening X	$0	$0	$0	$0	$0	$0	$0
Admin & General X	$3,986,254	$4,185,566	$4,394,845	$4,614,587	$4,845,316	$5,087,582	$5,341,961
Property Repairs & Maintenance	$797,251	$837,113	$878,969	$922,917	$969,063	$1,017,516	$1,068,392
Utilities & Energy	$4,783,504	$5,022,680	$5,273,814	$5,537,504	$5,814,379	$6,105,098	$6,410,353
TOTAL SG&A EXPENSES	$9,567,009	$10,045,359	$10,547,627	$11,075,008	$11,628,759	$12,210,197	$12,820,707
FIXED EXPENSES							
Land Lease	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348	$435,348
Insurance	$398,625	$418,557	$439,484	$461,459	$484,532	$508,758	$534,196
Reserve - Capital Replacements	$797,251	$837,113	$878,969	$922,917	$969,063	$1,017,516	$1,068,392
TOTAL FIXED EXPENSES	$1,631,224	$1,691,018	$1,753,801	$1,819,724	$1,888,943	$1,961,623	$2,037,936
DEPRECIATION							
Building Cost	$0	$0	$0	$0	$0	$0	$0
Plant & Machinery	$0	$0	$0	$0	$0	$0	$0
FF&E	$0	$0	$0	$0	$0	$0	$0
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0
Commercial Tax	$1,993,127	$2,092,783	$2,197,422	$2,307,293	$2,422,658	$2,543,791	$2,670,981
Property Tax	$2,285,319	$2,399,585	$2,519,564	$2,645,543	$2,777,820	$2,916,711	$3,062,546
Corporate Income Tax	$6,096,464	$6,406,729	$6,732,508	$7,074,575	$7,433,746	$7,810,875	$8,206,860

RETAIL PODIUM - PRO FORMA P&L

Year Operating Period Start	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021 1	Year 2022 2	Year 2023 3	Year 2024 4	Year 2025 5	Year 2026 6
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE					$5,284,814	$5,945,416	$6,242,687	$6,554,821	$6,882,562	$7,226,691
TOTAL SG&A EXPENSES	$151,000	$354,500	$257,500	$164,500	$1,268,355	$1,426,900	$1,498,245	$1,573,157	$1,651,815	$1,734,406
TOTAL FIXED EXPENSES					$593,892	$613,710	$622,629	$631,993	$641,825	$652,149
NET OPERATING INCOME	**-$151,000**	**-$354,500**	**-$257,500**	**-$164,500**	**$3,422,567**	**$3,904,806**	**$4,121,814**	**$4,349,672**	**$4,588,923**	**$4,840,136**
TOTAL DEPRECIATION					$5,590,594	$5,590,594	$5,590,594	$5,590,594	$5,590,594	$5,340,971
EARNINGS BEFORE TAXES	-$151,000	-$354,500	-$257,500	-$164,500	-$2,168,027	-$1,685,788	-$1,468,780	-$1,240,922	-$1,001,671	-$500,835
Commercial Tax					$264,241	$297,271	$312,134	$327,741	$344,128	$361,335
Property Tax					$302,978	$340,851	$357,893	$375,788	$394,577	$414,306
TAXABLE INCOME	**-$151,000**	**-$354,500**	**-$257,500**	**-$164,500**	**-$2,735,246**	**-$2,323,909**	**-$2,138,808**	**-$1,944,451**	**-$1,740,377**	**-$1,276,475**
Corporate Income Tax					$0	$0	$0	$0	$0	$0
NET INCOME	**-$151,000**	**-$354,500**	**-$257,500**	**-$164,500**	**-$2,735,246**	**-$2,323,909**	**-$2,138,808**	**-$1,944,451**	**-$1,740,377**	**-$1,276,475**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

RETAIL PODIUM - PRO FORMA P&L

Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036
Operating Period Start	7	8	9	10	11	12	13	14	15	16
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE	$7,588,025	$7,967,426	$8,365,798	$8,784,088	$9,223,292	$9,684,457	$10,168,679	$10,677,113	$11,210,969	$11,771,517
TOTAL SG&A EXPENSES	$1,821,126	$1,912,182	$2,007,791	$2,108,181	$2,213,590	$2,324,270	$2,440,483	$2,562,507	$2,690,633	$2,825,164
TOTAL FIXED EXPENSES	$662,989	$674,371	$686,322	$698,871	$712,047	$725,882	$740,408	$755,661	$771,677	$788,494
NET OPERATING INCOME	**$5,103,910**	**$5,380,873**	**$5,671,684**	**$5,977,036**	**$6,297,655**	**$6,634,305**	**$6,987,788**	**$7,358,945**	**$7,748,659**	**$8,157,860**
TOTAL DEPRECIATION	$5,340,971	$5,340,971	$5,340,971	$5,340,971	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019
EARNINGS BEFORE TAXES	-$237,060	$39,903	$330,714	$636,065	$2,998,636	$3,335,286	$3,688,769	$4,059,926	$4,449,641	$4,858,841
Commercial Tax	$379,401	$398,371	$418,290	$439,204	$461,165	$484,223	$508,434	$533,856	$560,548	$588,576
Property Tax	$435,021	$456,773	$479,611	$503,592	$528,771	$555,210	$582,970	$612,119	$642,725	$674,861
TAXABLE INCOME	**-$1,051,483**	**-$815,241**	**-$567,187**	**-$306,731**	**$2,008,700**	**$2,295,854**	**$2,597,365**	**$2,913,951**	**$3,246,367**	**$3,595,404**
Corporate Income Tax	$0	$0	$0	$0	$502,175	$573,963	$649,341	$728,488	$811,592	$898,851
NET INCOME	**-$1,051,483**	**-$815,241**	**-$567,187**	**-$306,731**	**$1,506,525**	**$1,721,890**	**$1,948,024**	**$2,185,464**	**$2,434,775**	**$2,696,553**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

RETAIL PODIUM - PRO FORMA P&L

Year	Year 2037	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046
Operating Period Start	17	18	19	20	21	22	23	24	25	26
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE	$12,360,093	$12,978,098	$13,627,003	$14,308,353	$15,023,771	$15,774,959	$16,563,707	$17,391,893	$18,261,487	$19,174,562
TOTAL SG&A EXPENSES	$2,966,422	$3,114,744	$3,270,481	$3,434,005	$3,605,705	$3,785,990	$3,975,290	$4,174,054	$4,382,757	$4,601,895
TOTAL FIXED EXPENSES	$806,151	$824,691	$844,158	$864,599	$886,061	$908,597	$932,259	$957,105	$983,193	$1,010,585
NET OPERATING INCOME	**$8,587,520**	**$9,038,664**	**$9,512,364**	**$10,009,750**	**$10,532,005**	**$11,080,372**	**$11,656,158**	**$12,260,734**	**$12,895,538**	**$13,562,082**
TOTAL DEPRECIATION	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$5,288,501	$5,739,645	$6,213,345	$6,710,731	$10,532,005	$11,080,372	$11,656,158	$12,260,734	$12,895,538	$13,562,082
Commercial Tax	$618,005	$648,905	$681,350	$715,418	$751,189	$788,748	$828,185	$869,595	$913,074	$958,728
Property Tax	$708,604	$744,034	$781,236	$820,298	$861,313	$904,378	$949,597	$997,077	$1,046,931	$1,099,278
TAXABLE INCOME	**$3,961,892**	**$4,346,705**	**$4,750,759**	**$5,175,015**	**$8,919,503**	**$9,387,246**	**$9,878,376**	**$10,394,062**	**$10,935,532**	**$11,504,076**
Corporate Income Tax	$990,473	$1,086,676	$1,187,690	$1,293,754	$2,229,876	$2,346,811	$2,469,594	$2,598,515	$2,733,883	$2,876,019
NET INCOME	**$2,971,419**	**$3,260,029**	**$3,563,069**	**$3,881,262**	**$6,689,627**	**$7,040,434**	**$7,408,782**	**$7,795,546**	**$8,201,649**	**$8,628,057**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

RETAIL PODIUM - PRO FORMA P&L

Year	Year 2047	Year 2048	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056
Operating Period Start	27	28	29	30	31	32	33	34	35	36
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE	$20,133,290	$21,139,954	$22,196,952	$23,306,799	$24,472,139	$25,695,746	$26,980,534	$28,329,560	$29,746,038	$31,233,340
TOTAL SG&A EXPENSES	$4,831,989	$5,073,589	$5,327,268	$5,593,632	$5,873,313	$6,166,979	$6,475,328	$6,799,094	$7,139,049	$7,496,002
TOTAL FIXED EXPENSES	$1,039,347	$1,069,547	$1,101,257	$1,134,552	$1,169,512	$1,206,220	$1,244,764	$1,285,235	$1,327,729	$1,372,348
NET OPERATING INCOME	**$14,261,953**	**$14,996,818**	**$15,768,427**	**$16,578,616**	**$17,429,314**	**$18,322,547**	**$19,260,442**	**$20,245,231**	**$21,279,260**	**$22,364,990**
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$14,261,953	$14,996,818	$15,768,427	$16,578,616	$17,429,314	$18,322,547	$19,260,442	$20,245,231	$21,279,260	$22,364,990
Commercial Tax	$1,006,664	$1,056,998	$1,109,848	$1,165,340	$1,223,607	$1,284,787	$1,349,027	$1,416,478	$1,487,302	$1,561,667
Property Tax	$1,154,241	$1,211,954	$1,272,551	$1,336,179	$1,402,988	$1,473,137	$1,546,794	$1,624,134	$1,705,340	$1,790,607
TAXABLE INCOME	**$12,101,047**	**$12,727,867**	**$13,386,028**	**$14,077,097**	**$14,802,719**	**$15,564,622**	**$16,364,621**	**$17,204,619**	**$18,086,618**	**$19,012,716**
Corporate Income Tax	$3,025,262	$3,181,967	$3,346,507	$3,519,274	$3,700,680	$3,891,156	$4,091,155	$4,301,155	$4,521,654	$4,753,179
NET INCOME	**$9,075,786**	**$9,545,900**	**$10,039,521**	**$10,557,823**	**$11,102,039**	**$11,673,467**	**$12,273,466**	**$12,903,464**	**$13,564,963**	**$14,259,537**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

RETAIL PODIUM - PRO FORMA P&L

Year	Year 2057	Year 2058	Year 2059	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	37	38	39	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
TOTAL LEASE REVENUE	$32,795,007	$34,434,758	$36,156,495	$37,964,320	$39,862,536	$41,855,663	$43,948,446	$46,145,869	$48,453,162	$50,875,820	$53,419,611
TOTAL SG&A EXPENSES	$7,870,802	$8,264,342	$8,677,559	$9,111,437	$9,567,009	$10,045,359	$10,547,627	$11,075,008	$11,628,759	$12,210,197	$12,820,707
TOTAL FIXED EXPENSES	$1,419,198	$1,468,391	$1,520,043	$1,574,278	$1,631,224	$1,691,018	$1,753,801	$1,819,724	$1,888,943	$1,961,623	$2,037,936
NET OPERATING INCOME	**$23,505,007**	**$24,702,025**	**$25,958,894**	**$27,278,606**	**$28,664,303**	**$30,119,286**	**$31,647,018**	**$33,251,136**	**$34,935,460**	**$36,704,001**	**$38,560,968**
TOTAL DEPRECIATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
EARNINGS BEFORE TAXES	$23,505,007	$24,702,025	$25,958,894	$27,278,606	$28,664,303	$30,119,286	$31,647,018	$33,251,136	$34,935,460	$36,704,001	$38,560,968
Commercial Tax	$1,639,750	$1,721,738	$1,807,825	$1,898,216	$1,993,127	$2,092,783	$2,197,422	$2,307,293	$2,422,658	$2,543,791	$2,670,981
Property Tax	$1,880,138	$1,974,145	$2,072,852	$2,176,494	$2,285,319	$2,399,585	$2,519,564	$2,645,543	$2,777,820	$2,916,711	$3,062,546
TAXABLE INCOME	**$19,985,119**	**$21,006,142**	**$22,078,217**	**$23,203,895**	**$24,385,857**	**$25,626,918**	**$26,930,031**	**$28,298,300**	**$29,734,982**	**$31,243,499**	**$32,827,441**
Corporate Income Tax	$4,996,280	$5,251,536	$5,519,554	$5,800,974	$6,096,464	$6,406,729	$6,732,508	$7,074,575	$7,433,746	$7,810,875	$8,206,860
NET INCOME	**$14,988,839**	**$15,754,607**	**$16,558,663**	**$17,402,921**	**$18,289,393**	**$19,220,188**	**$20,197,523**	**$21,223,725**	**$22,301,237**	**$23,432,624**	**$24,620,581**

** CSR Contribution - Please refer to 3.6 Consolidated P&L for further details*

RETAIL PODIUM - PRO FORMA CASHFLOW

Year	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026
Operating Period Start					1	2	3	4	5	6
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS										
Net Income	-$151,000	-$354,500	-$257,500	-$164,500	-$2,735,246	-$2,323,909	-$2,138,808	-$1,944,451	-$1,740,377	-$1,276,475
+ Depreciation and amortization					$5,590,594	$5,590,594	$5,590,594	$5,590,594	$5,590,594	$5,340,971
NET CASHFLOWS FROM OPERATIONS	-$151,000	-$354,500	-$257,500	-$164,500	$2,855,347	$3,266,684	$3,451,786	$3,646,143	$3,850,217	$4,064,495
CASHFLOWS FROM INVESTING										
+ Project Development Costs	-$44,240,762	-$21,915,393	-$38,351,939	-$21,915,393						
CASHFLOWS FROM FINANCING										
*- Financing Expenses **										
Total CFs	**-$44,391,762**	**-$22,269,893**	**-$38,609,439**	**-$22,079,893**	**$2,855,347**	**$3,266,684**	**$3,451,786**	**$3,646,143**	**$3,850,217**	**$4,064,495**

* Financing costs taken into account under consolidated cashflows

RETAIL PODIUM - PRO FORMA CASHFLOW

Year	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037
Operating Period Start	7	8	9	10	11	12	13	14	15	16	17
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS											
Net Income	-$1,051,483	-$815,241	-$567,187	-$306,731	$1,506,525	$1,721,890	$1,948,024	$2,185,464	$2,434,775	$2,696,553	$2,971,419
+ Depreciation and amortization	$5,340,971	$5,340,971	$5,340,971	$5,340,971	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019	$3,299,019
NET CASHFLOWS FROM OPERATIONS	$4,289,488	$4,525,729	$4,773,783	$5,034,240	$4,805,544	$5,020,909	$5,247,042	$5,484,482	$5,733,794	$5,995,572	$6,270,438
CASHFLOWS FROM INVESTING											
+ Project Development Costs											
CASHFLOWS FROM FINANCING											
*- Financing Expenses **											
Total CFs	**$4,289,488**	**$4,525,729**	**$4,773,783**	**$5,034,240**	**$4,805,544**	**$5,020,909**	**$5,247,042**	**$5,484,482**	**$5,733,794**	**$5,995,572**	**$6,270,438**

* Financing costs taken into account under consolidated cashflows

RETAIL PODIUM - PRO FORMA CASHFLOW

Year	Year 2038	Year 2039	Year 2040	Year 2041	Year 2042	Year 2043	Year 2044	Year 2045	Year 2046	Year 2047	Year 2048
Operating Period Start	18	19	20	21	22	23	24	25	26	27	28
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS											
Net Income	$3,260,029	$3,563,069	$3,881,262	$6,689,627	$7,040,434	$7,408,782	$7,795,546	$8,201,649	$8,628,057	$9,075,786	$9,545,900
+ Depreciation and amortization	$3,299,019	$3,299,019	$3,299,019	$0	$0	$0	$0	$0	$0	$0	$0
NET CASHFLOWS FROM OPERATIONS	$6,559,048	$6,862,088	$7,180,280	$6,689,627	$7,040,434	$7,408,782	$7,795,546	$8,201,649	$8,628,057	$9,075,786	$9,545,900
CASHFLOWS FROM INVESTING											
+ Project Development Costs											
CASHFLOWS FROM FINANCING											
*- Financing Expenses **											
Total CFs	**$6,559,048**	**$6,862,088**	**$7,180,280**	**$6,689,627**	**$7,040,434**	**$7,408,782**	**$7,795,546**	**$8,201,649**	**$8,628,057**	**$9,075,786**	**$9,545,900**

* Financing costs taken into account under consolidated cashflows

RETAIL PODIUM - PRO FORMA CASHFLOW

Year	Year 2049	Year 2050	Year 2051	Year 2052	Year 2053	Year 2054	Year 2055	Year 2056	Year 2057	Year 2058	Year 2059
Operating Period Start	29	30	31	32	33	34	35	36	37	38	39
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS											
Net Income	$10,039,521	$10,557,823	$11,102,039	$11,673,467	$12,273,466	$12,903,464	$13,564,963	$14,259,537	$14,988,839	$15,754,607	$16,558,663
+ Depreciation and amortization	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET CASHFLOWS FROM OPERATIONS	$10,039,521	$10,557,823	$11,102,039	$11,673,467	$12,273,466	$12,903,464	$13,564,963	$14,259,537	$14,988,839	$15,754,607	$16,558,663
CASHFLOWS FROM INVESTING											
+ Project Development Costs											
CASHFLOWS FROM FINANCING											
*- Financing Expenses **											
Total CFs	**$10,039,521**	**$10,557,823**	**$11,102,039**	**$11,673,467**	**$12,273,466**	**$12,903,464**	**$13,564,963**	**$14,259,537**	**$14,988,839**	**$15,754,607**	**$16,558,663**

* Financing costs taken into account under consolidated cashflows

RETAIL PODIUM - PRO FORMA CASHFLOW

Year	Year 2060	Year 2061	Year 2062	Year 2063	Year 2064	Year 2065	Year 2066	Year 2067
Operating Period Start	40	41	42	43	44	45	46	47
	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD	AMOUNT USD
CASHFLOWS FROM OPERATIONS								
Net Income	$17,402,921	$18,289,393	$19,220,188	$20,197,523	$21,223,725	$22,301,237	$23,432,624	$24,620,581
+ Depreciation and amortization	$0	$0	$0	$0	$0	$0	$0	$0
NET CASHFLOWS FROM OPERATIONS	$17,402,921	$18,289,393	$19,220,188	$20,197,523	$21,223,725	$22,301,237	$23,432,624	$24,620,581
CASHFLOWS FROM INVESTING								
+ Project Development Costs								
CASHFLOWS FROM FINANCING								
*- Financing Expenses **								
Total CFs	**$17,402,921**	**$18,289,393**	**$19,220,188**	**$20,197,523**	**$21,223,725**	**$22,301,237**	**$23,432,624**	**$24,620,581**

* Financing costs taken into account under consolidated cashflows

RETAIL PODIUM - INTERNAL RATE OF RETURN SCHEDULE

Year	Net Cash Flow	3.5% DF	3.5% DCF	5.0% DF	5.0% DCF
2017	$ (44,391,762)	1	$ (44,391,762)	1	$ (44,391,762)
2018	$ (22,269,893)	0.96618	$ (21,516,805)	0.95238	$ (21,209,422)
2019	$ (38,609,439)	0.93351	$ (36,042,324)	0.90703	$ (35,019,899)
2020	$ (22,079,893)	0.90194	$ (19,914,799)	0.86384	$ (19,073,442)
2021	$ 2,855,347	0.87144	$ 2,488,270	0.82270	$ 2,349,101
2022	$ 3,266,684	0.84197	$ 2,750,461	0.78353	$ 2,559,533
2023	$ 3,451,786	0.81350	$ 2,808,030	0.74622	$ 2,575,776
2024	$ 3,646,143	0.78599	$ 2,865,835	0.71068	$ 2,591,245
2025	$ 3,850,217	0.75941	$ 2,923,899	0.67684	$ 2,605,979
2026	$ 4,064,495	0.73373	$ 2,982,246	0.64461	$ 2,620,010
2027	$ 4,289,488	0.70892	$ 3,040,898	0.61391	$ 2,633,373
2028	$ 4,525,729	0.68495	$ 3,099,879	0.58468	$ 2,646,100
2029	$ 4,773,783	0.66178	$ 3,159,210	0.55684	$ 2,658,221
2030	$ 5,034,240	0.63940	$ 3,218,914	0.53032	$ 2,669,765
2031	$ 4,805,544	0.61778	$ 2,968,778	0.50507	$ 2,427,126
2032	$ 5,020,909	0.59689	$ 2,996,934	0.48102	$ 2,415,143
2033	$ 5,247,042	0.57671	$ 3,026,000	0.45811	$ 2,403,731
2034	$ 5,484,482	0.55720	$ 3,055,974	0.43630	$ 2,392,861
2035	$ 5,733,794	0.53836	$ 3,086,852	0.41552	$ 2,382,510
2036	$ 5,995,572	0.52016	$ 3,118,631	0.39573	$ 2,372,651
2037	$ 6,270,438	0.50257	$ 3,151,308	0.37689	$ 2,363,262
2038	$ 6,559,048	0.48557	$ 3,184,883	0.35894	$ 2,354,320
2039	$ 6,862,088	0.46915	$ 3,219,353	0.34185	$ 2,345,804
2040	$ 7,180,280	0.45329	$ 3,254,718	0.32557	$ 2,337,693
2041	$ 6,689,627	0.43796	$ 2,929,770	0.31007	$ 2,074,239
2042	$ 7,040,434	0.42315	$ 2,979,139	0.29530	$ 2,079,060
2043	$ 7,408,782	0.40884	$ 3,028,989	0.28124	$ 2,083,651
2044	$ 7,795,546	0.39501	$ 3,079,336	0.26785	$ 2,088,024
2045	$ 8,201,649	0.38165	$ 3,130,195	0.25509	$ 2,092,189
2046	$ 8,628,057	0.36875	$ 3,181,580	0.24295	$ 2,096,155
2047	$ 9,075,786	0.35628	$ 3,233,506	0.23138	$ 2,099,932
2048	$ 9,545,900	0.34423	$ 3,285,989	0.22036	$ 2,103,530
2049	$ 10,039,521	0.33259	$ 3,339,041	0.20987	$ 2,106,956
2050	$ 10,557,823	0.32134	$ 3,392,679	0.19987	$ 2,110,219
2051	$ 11,102,039	0.31048	$ 3,446,917	0.19035	$ 2,113,326
2052	$ 11,673,467	0.29998	$ 3,501,770	0.18129	$ 2,116,286
2053	$ 12,273,466	0.28983	$ 3,557,252	0.17266	$ 2,119,105
2054	$ 12,903,464	0.28003	$ 3,613,378	0.16444	$ 2,121,789
2055	$ 13,564,963	0.27056	$ 3,670,163	0.15661	$ 2,124,346
2056	$ 14,259,537	0.26141	$ 3,727,621	0.14915	$ 2,126,781
2057	$ 14,988,839	0.25257	$ 3,785,768	0.14205	$ 2,129,100
2058	$ 15,754,607	0.24403	$ 3,844,618	0.13528	$ 2,131,308
2059	$ 16,558,663	0.23578	$ 3,904,187	0.12884	$ 2,133,412
2060	$ 17,402,921	0.22781	$ 3,964,488	0.12270	$ 2,135,415
2061	$ 18,289,393	0.22010	$ 4,025,538	0.11686	$ 2,137,323
2062	$ 19,220,188	0.21266	$ 4,087,351	0.11130	$ 2,139,140
2063	$ 20,197,523	0.20547	$ 4,149,942	0.10600	$ 2,140,870
2064	$ 21,223,725	0.19852	$ 4,213,327	0.10095	$ 2,142,518
2065	$ 22,301,237	0.19181	$ 4,277,521	0.09614	$ 2,144,088
2066	$ 23,432,624	0.18532	$ 4,342,540	0.09156	$ 2,145,583
2067	$ 24,620,581	0.17905	$ 4,408,398	0.08720	$ 2,147,006
			$ 36,636,387		**$ (12,808,969)**

IRR = **4.6%**

RETAIL PODIUM - DEPRECIATION SCHEDULE

Applied Foreign Exchange USD:Kyats (Average Rate) *1,200*

Sr.	Element	Amount (Cost) USD	Amount (Cost) Kyats	Residual Value USD	Residual Value Kyats	Depreciable Value USD	Depreciable Value Kyats	Useful Life Years	Depn %	Accumulated Depreciation USD	Accumulated Depreciation Kyats
1	Building	73,311,529	87,973,834,761	7,331,153	8,797,383,476	65,980,376	79,176,451,285	20	5%	65,980,376	79,176,451,285
2	Plant and Machinery	22,688,354	27,226,024,989	2,268,835	2,722,602,499	20,419,519	24,503,422,491	10	10%	20,419,519	24,503,422,491
3	FF&E	1,386,795	1,664,154,049	138,680	166,415,405	1,248,116	1,497,738,644	5	20%	1,248,116	1,497,738,644
	Total Costs	**97,386,678**	**116,864,013,799**	**9,738,668**	**11,686,401,380**	**87,648,010**	**105,177,612,419**			**87,648,010**	**105,177,612,419**

Landmark Project Yangon, Myanmar

00 MAIN SUMMARY

LMK MIC – Project Cost Estimate & Cost Status.xls

Item	Description	Cost	PP&O	Total
A.	Enabling Work	5,776,666.85	617,325.15	6,393,992.00
B.	Foundation and basement construction	44,397,528.85	4,744,554.59	49,142,083.44
C.	Basement floors	8,366,074.25	418,303.71	8,667,084.57
D.	Podium floors	66,802,474.90	3,340,123.75	70,142,598.65
E.	Luxury residence tower 1	76,638,590.51	3,831,929.53	80,470,520.04
F.	Business hotel and apartment tower 2	96,220,040.52	4,811,002.03	101,031,042.55
G.	Office tower 3	37,762,927.24	1,888,146.36	39,651,311.07
H.	Office tower 4	39,246,532.93	1,962,326.65	41,208,859.57
I.	Infrastructure ME services	21,340,612.03	1,067,030.60	22,407,642.63
J.	Communal external works and landscape	4,920,000.00	246,000.00	5,166,000.00
K.	Preliminaries	50,923,160.48	2,546,158.02	53,469,318.50
	TOTAL	**452,394,608.56**	**25,472,900.39**	**477,750,453.02**

Landmark Project Yangon, Myanmar

01 ENABLING WORK_BOQ

LMK MIC – Project Cost Estimate & Cost Status.xls

Landmark Project Yangon, Myanmar

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
A	Enabling Works			
	Investigation study	25,949.86	2,773.14	28,723.00
	Signboard & hoarding	16,064.29	1,716.71	17,781.00
	General site clearance	11,219.07	1,198.93	12,418.00
	Demolition & Remediation	1,050,974.33	112,312.67	1,163,287.00
	Tree tranplantation	27,764.90	2,967.10	30,732.00
	Substation	4,192,551.76	448,038.24	4,640,590.00
	Miscellaneous	452,142.65	48,318.35	500,461.00
	TOTAL (A)	5,776,667	617,325	6,393,992

Landmark Project Yangon, Myanmar

02 FOUNDATION AND BASEMENT CONSTRUCTION_BOQ

LMK MIC – Project Cost Estimate & Cost Status.xls

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
2.0	**Foundation and sub structure**			
	Demolition and Site Clearance			
	Demolition Works to FMI Building	1,064,422	113,750	1,178,172
	Site Clearance	396,321	42,353	438,674
	Special Foundation			
	Piling Works			
	Mobilization and demobilisation of piling equipment	96,329	10,294	106,623
	0.80m diameter bore piles			
	Setting up of piling equipment	38,531	4,118	42,649
	Excavation	14,213	1,519	15,732
	Reinforced concrete 280ksc	29,743	3,178	32,922
	Steel reinforcement	62,525	6,682	69,207
	Backfill pile shaft	2,973	318	3,291
	Soil disposal	4,648	497	5,145
	1.0m diameter bore piles			
	Setting up of piling equipment	620,356	66,294	686,650
	Excavation	163,414	17,463	180,877
	Reinforced concrete 280ksc	685,532	73,260	758,792
	Steel reinforcement	1,075,210	114,903	1,190,113
	Backfill pile shaft	14,843	1,586	16,429
	Soil disposal	53,438	5,711	59,149
	1.20m diameter bore piles			
	Setting up of piling equipment	2,060,949	220,244	2,281,193
	Excavation	345,490	36,921	382,410
	Reinforced concrete 280ksc	1,993,229	213,007	2,206,236
	Steel reinforcement	2,448,974	261,710	2,710,684
	Backfill pile shaft	760	81	841
	Soil disposal	112,979	12,074	125,052
	1.50m diameter bore piles			
	Setting up of piling equipment	1,056,242	112,876	1,169,118
	Excavation	213,017	22,764	235,781
	Reinforced concrete 280ksc	1,076,037	114,991	1,191,028
	Steel reinforcement	917,374	98,035	1,015,409
	Backfill pile shaft	9,078	970	10,048
	Soil disposal	69,659	7,444	77,103
	0.60m CBP diameter piles			
	Preliminary for bore piling work	48,164	5,147	53,311
	Mobilization and demobilisation of piling equipment	28,899	3,088	31,987
	Setting up of piling equipment	1,630,360	174,229	1,804,589
	Excavation	44,804	4,788	49,593
	Reinforced concrete 280ksc	229,187	24,492	253,679
	Steel reinforcement	447,135	47,783	494,918
	Soil disposal	14,652	1,566	16,217
	0.80m CBP diameter piles			
	Setting up of piling equipment	187,841	20,074	207,914
	Excavation	47,675	5,095	52,769

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Reinforced concrete 280ksc	137,769	14,723	152,492
	Steel reinforcement	231,531	24,743	256,273
	Soil disposal	15,590	1,666	17,256
	Jet grouting to fill the gap of pile wall	587,989	62,836	650,825
	Preliminary for CBP wall piling work	48,164	5,147	53,311
	Barrette Piles 2800mm x 800mm			
	Mobilisation of barrette piling equipment	28,899	3,088	31,987
	Setting up of piling equipment	57,797	6,177	63,974
	Excavation	46,829	5,004	51,833
	Reinforced concrete 280ksc	245,364	26,221	271,585
	Plain Concrete under Barrette pile	18,982	2,028	21,010
	Steel reinforcement	412,963	44,131	457,095
	Backfill barrette pile shaft	421	45	466
	Soil disposal	15,314	1,636	16,950
	Diaphragm Wall			
	Mobilization and demobilisation of D-Wall equipment	24,082	2,574	26,656
	800mm thick D Wall			
	Guide wall	346,783	37,059	383,842
	Excavation	258,708	27,647	286,355
	Reinforced concrete 280ksc	401,305	42,886	444,191
	Plain Concrete to 0.8m thick D Wall	656,039	70,108	726,146
	Steel reinforcement	926,796	99,042	1,025,838
	Backfill D Wall shaft	24,719	2,642	27,361
	Soil disposal	84,601	9,041	93,641
	1000mm thick D Wall			
	Guide wall	67,430	7,206	74,636
	Excavation	60,697	6,486	67,183
	Reinforced concrete 280ksc	136,708	14,609	151,317
	Plain Concrete to 1.0m thick D Wall	194,700	20,807	215,506
	Steel reinforcement	200,466	21,423	221,889
	Backfill D Wall shaft	1,086	116	1,202
	Soil disposal	19,848	2,121	21,970
	Preliminary for D Wall and Barrette pile works	48,164	5,147	53,311
	Pile cut Off			
	600mm diameter	9,782	1,045	10,828
	800mm diameter	308	33	341
	1000mm diameter	4,431	474	4,905
	1200mm diameter	11,242	1,201	12,443
	150mm diameter	1,864	199	2,063
	800mm x 2800mm barrette	462	49	512
	D Wall cut Off			
	800mm thick	14,016	1,498	15,514
	1000mm thick	6,550	700	7,250
	Sonic test	55,705	5,953	61,658

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Capping beam for Pile wall and D Wall			
	Reinforced concrete	91,281	9,755	101,036
	Formwork	41,006	4,382	45,388
	Reinforcement	192,636	20,586	213,222
	Brick protective skin wall to side of diaphragm wall	757,258	80,925	838,182
	Monitory Works	48,164	5,147	53,311
	Earthwork			
	Earthwork equipment mobilisation	48,164	5,147	53,311
	Earthwork subcontractor's preliminaries	48,164	5,147	53,311
	Excavate from existing ground level to B1 level by open cut method	981,865	104,927	1,086,792
	Top down excavation from existing ground level to B5	1,956,301	209,061	2,165,362
	Excavate the berm around the perimeter	357,599	38,215	395,814
	Excavate for pile cap from reduce level	74,002	7,908	81,910
	Soil backfilling	31,018	3,315	34,333
	Anti Termite	2,094,914	223,874	2,318,788
	Temporary works			
	- Temporary steel struct and bracing	1,363,896	145,753	1,509,650
	- Temporary platform	92,418	9,876	102,294
	100mm thick sand blinding under raft slab and pile cap	37,307	3,987	41,294
	100mm thick lean concrete under raft slab and pile cap	204,987	21,906	226,893
	Pile cap and Mat Footing			
	Reinforced concrete	959,786	102,568	1,062,354
	Formwork	108,673	11,613	120,286
	Reinforcement	2,325,972	248,566	2,574,538
	Corewall			
	Reinforced concrete	135,596	14,490	150,086
	Formwork	172,822	18,469	191,290
	Reinforcement	268,535	28,697	297,232
	Couplers	82,265	8,791	91,056
	Column			
	Reinforced concrete	203,819	21,781	225,600
	Formwork	200,666	21,444	222,111
	Reinforcement	571,465	61,070	632,535
	Couplers	307,635	32,875	340,510
	Beam			
	Reinforced concrete	22,328	2,386	24,715
	Formwork	23,884	2,552	26,436
	Reinforcement	81,027	8,659	89,686
	Slab			
	Reinforced concrete	1,704,913	182,196	1,887,109
	Formwork	616,108	65,841	681,949
	Reinforcement	2,895,741	309,454	3,205,195
	Staircase			
	Reinforced concrete	9,667	1,033	10,700
	Formwork	20,987	2,243	23,230
	Reinforcement	9,737	1,041	10,778

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Tank Wall			
	Reinforced concrete	144,493	15,441	159,934
	Formwork	210,381	22,482	232,864
	Reinforcement	283,329	30,278	313,608
	Other (R.C. Wall for pile wall)			
	Reinforced concrete	70,299	7,513	77,812
	Formwork	60,557	6,471	67,028
	Reinforcement	20,971	2,241	23,213
	Structure Steel			
	Steel Stanchion	1,222,318	130,623	1,352,941
	Waterproofing			
	Waterproofing (membrane)	267,820	28,621	296,441
	Waterproofing additive to concrete	5,924	633	6,557
	Other Works			
	- Additional re bar to support batching plant	109,815	11,735	121,550
	- Temporary stanchion to support L1 slab (21 nos)	43,947	4,696	48,644
	- Steel Connectors between steel stanchion and floor slab	4,816	515	5,331
	- Stanchion of Batching Plant	4,816	515	5,331
	Provision for isolation joints, expansion joint and miscellaneous	96,329	10,294	106,623
	Total 2.0	**44,397,529**	**4,744,555**	**49,142,083**

Landmark Project Yangon, Myanmar

03 BASEMENT FLOOR_BOQ

LMK MIC – Project Cost Estimate & Cost Status.xls

Landmark Project Yangon, Myanmar

Detailed breakdown of estimated costs

Basement Floor

Item	Description	Cost	PP&O	Total Cost
A.	Foundation and sub structure	-	-	-
B.	Structural frame and slab	-	-	-
C.	Architectural works	3,015,546	150,777	3,049,029
D.	ME services	4,865,580	243,279	5,108,859
F.	Carpark Management System	484,948	24,247	509,196
	Total	8,366,074	418,304	8,667,085

Item	Description	Cost	PP&O	Total Cost
A.	**Foundation and sub structure**	-	-	-
	Included in 2.0			
	TOTAL (A)			

Summary

		Cost	P&O	Total Cost
B.	**Architectural Works**			
1.0	Façade	29,003	1,450	30,453
2.0	Walls and Partitions	626,999	31,350	658,349
3.0	Doors and Door Frames	283,555	14,178	297,733
4.0	Ironmongery	3,650	182	3,832
5.0	Floor Finishes	1,255,883	62,794	1,274,425
6.0	Ceiling Finishes	283,476	14,174	297,650
7.0	Wall Finishes	234,030	11,702	172,691
8.0	Staircase finishes	27,982	1,399	29,381
9.0	Sanitary Fittings	10,337	517	10,853
10.0	Milwork and sundries	260,631	13,032	273,662
	TOTAL (A)	3,015,546	150,777	3,049,029

Item	Description	Cost	PP&O	Total Cost
B.1	**Façade (Aluminium work)**			
	Aluminium Louvre			
	Aluminium louvre in powder coated white paint finish			
	Overall size 2500 (L) x 1800 (H) mm (L-01)	21,164	1,058	22,222
	Overall size 4000 (L) x 2500 (H) mm (L-02)	7,839	392	8,231
	Total 1.0	29,003	1,450	30,453
B.2	**Walls and Partitions**			
	Light weight concrete block wall			
	100 (T) mm	118,854	5,943	124,797
	200 (T) mm	104,264	5,213	109,477
	250 (T) mm	143,415	7,171	150,586
	60 minutes fire rated light weight concrete block wall			
	100 (T) mm	1,176	59	1,235
	200 (T) mm	6,219	311	6,530
	250 (T) mm	23,302	1,165	24,467
	120 minutes fire rated light weight concrete block wall			
	100 (T) mm	1,250	62	1,312
	200 (T) mm	23,290	1,165	24,455
	250 (T) mm	100,068	5,003	105,071
	Solid concrete block wall			
	200 (T) mm	10,589	529	11,119
	120 minutes fire rated solid concrete block wall			
	200 (T) mm	995	50	1,045
	12 mm thick grey color anti-fire 120 mm F.R.P tempered glass partition with aluminium frame powder coating paint			
	Overall size 3795 (L) x 2300 (H) mm (P1)	16,442	822	17,264
	Extra over double door	4,111	206	4,316
	Overall size 11500 (L) x 2300 (H) mm (P2)	49,759	2,488	52,247
	Extra over double door	12,440	622	13,062
	Overall size 8384 (L) x 2300 (H) mm (P3)	9,022	451	9,473
	Extra over double door	1,804	90	1,895
	Total 2.0	626,999	31,350	658,349
B.3	**Doors and Door Frames**			
	Galvanized steel door frame in powder coated paint finish completed with sub frame (where appliable)	11,510	575	12,085
	Galvanised steel single door in powder coated paint finish (1.5 hr FRP)			
	900(W) x 2200 (H)mm (D-53)	2,491	125	2,616
	900(W) x 2200 (H)mm (D-s3)	1,779	89	1,868
	1000(W) x 2200 (H)mm (D-s4)	3,951	198	4,148
	1000(W) x 2200 (H)mm (D-s6a)	5,926	296	6,222
	Galvanised steel single door in powder coated paint finish (2.0 hr FRP)			
	900(W) x 2200 (H)mm (D-s5)	2,367	118	2,486
	1000(W) x 2200(H)mm (D-s6)	2,634	132	2,765
	1200(W) x 2200(H)mm (D-s7)	3,159	158	3,317
	1150(W) x 2200(H)mm (D1)	30,257	1,513	31,770
	1000(W) x 2200(H)mm (D4)	5,268	263	5,531
	1000(W) x 2200(H)mm (D5)	21,070	1,054	22,124
	1000(W) x 2200(H)mm (D6)	5,268	263	5,531
	Galvanised steel double door in powder coated paint finish (1.5 hr FRP)			
	1300(W) x 2200(H)mm (D02)	11,717	586	12,303
	1600(W) x 2200(H)mm (D05)	1,030	52	1,082
	1600(W) x 2200(H)mm (D06)	6,181	309	6,490
	Galvanised steel double door in powder coated paint finish (2.0 hr FRP)			
	1900(W) x 2400(H)mm (D2)	5,004	250	5,254
	1300(W) x 2200(H)mm (D3)	27,201	1,360	28,561

Item	Description	Cost	PP&O	Total Cost
B.3	**Doors and Door Frames**			
	Galvanised steel double door in powder coated paint finish (2.0 hr FRP)			
	1300(W) x 2200(H)mm (D01)	6,277	314	6,591
	1900(W) x 2200(H)mm (D03)	44,342	2,217	46,560
	1600(W) x 2200(H)mm (D05)	6,438	322	6,760
	D2a	2,796	140	2,936
	DS	2,796	140	2,936
	DS1	25,164	1,258	26,422
	DS1a	1,398	70	1,468
	DS2a	20,970	1,048	22,018
	DS14	22,368	1,118	23,486
	D18	4,194	210	4,404
	Total 3.0	283,555	14,178	297,733
B.4	**Ironmongery**			
	4BB hinge 127 x 89 x 3 mm, SS matt # 926.90.141 (1)	640	32	672
	Hafele mortise sashlock, bs 56/79 mm c/w strike plate and strike box #911.02.153 (2)	178	9	187
	Hafele mortise deadlock, bs 56 mm # 911.22.561 (3)	11	1	12
	Hafele thumbturn cylinder, 65 mm # 916.95.31601 (4)	178	9	187
	Hafele double cylinder, 60mm # 916.95.10602 (5)	20	1	21
	Hafele SS escutcheon (rose) # 902.52.000 (6)	356	18	374
	Hafele SS pull handle with plate # 902.20.660 (7)	42	2	44
	Hafele SS pull handle, 300 mm # 905.01.033 (8)	272	14	285
	Hafele SS pull handle,1.5 meter # 903.09.950 (9)	88	4	92
	Hafele SS lever handle # 900.52.606 (10)	213	11	224
	Hafele SS "PUSH" / "PULL" plate with handle # 995.00.181 + 987.18.300 (11)	134	7	140
	Hafele panic bar for single door, inlcuded: touch bar + lever handle #911.52.368 + 911.54.015 (12)	481	24	505
	Dorma closer TS 83, EN 6 # 931.06.449 (13)	263	13	277
	Hafele floor door stop, chrome matt #937.41.104 (14)	717	36	753
	Hafele flush bolt 305 mm + dust proof #911.62.013 + 900.16.603 (15)	57	3	60
	Total 4.0	3,650	182	3,832
B.5	**Floor Finishes**			
	Cement and sand screed	42,145	2,107	44,252
	Colour Cement	1,220	61	1,281
	Hardener (F-HA)	1,018,538	50,927	1,069,465
	Liquid waterproofing	71,651	3,583	75,234
	Polymer waterproof system plaster with waterproof admixture (F-WP)	12,024	601	12,626
	Road Marking Paint	4,808	240	5,048
	F-HT1 Natural Hues-Eco Body Ceramic (Cinder QHO8.1)	34,192	1,710	35,902
	F-HT2 Natural Hues-Eco Body Ceramic (Pebble QH18.1)	29,160	1,458	30,618
	Total 5.0	1,255,883	62,794	1,274,425
B.6	**Ceiling Finishes**			
	Drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB 3)	6,321	316	6,637
	Fire resistant drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB1)	1,937	97	2,033
	Mastic and emulsion paint in white color (C-IP)	5,241	262	5,503
	Moisture resistant drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB2)	10,159	508	10,667

Item	Description	Cost	PP&O	Total Cost
B.6	**Ceiling Finishes**			
	Skim coat sealer (C-SC)	254,629	12,731	267,361
	Silicate concrete sealer (C-WP)	5,189	259	5,449
	Total 6.0	283,476	14,174	297,650
B.7	**Wall Finishes**			
	Emulsion paint (W-IP)	52,917	2,646	55,563
	Plaster 20 (T) mm	69,563	3,478	73,041
	Polymer modified waterproof system with waterproof admixture (W-WP)	23,448	1,172	24,620
	Waterproofing membrane to light weight concrete block wall (W2.2)	5,606	280	5,886
	Waterproofing to toilet wall	800	40	840
	W-HT2 Natural Hues - Eco Body Ceramic (Carnation QH48*2)	12,134	607	12,741
	Total 7.0	234,030	11,702	172,691
B.8	**Staircase finishes**			
	Hardener (F-HA)			
	Floor	2,550	128	2,678
	Tread	1,309	65	1,374
	Riser	999	50	1,049
	Nosing	13,871	694	14,565
	Skim coat to ceiling	4,860	243	5,103
	Emulsion paint (W-IP)	4,393	220	4,612
	Total 8.0	27,982	1,399	29,381
B.9	**Sanitary Fittings**			
	Lavatory basin with faucets	3,010	151	3,161
	Soap dispenser	230	11	241
	Rinsing spray	293	15	307
	Paper holder	1,630	82	1,712
	Hand dryer	732	37	768
	Toilet Cubicle	4,024	201	4,225
	Floor drain	418	21	439
	Total 9.0	10,337	517	10,853
B.10	**Milwork and sundries**			
	Carpark bumper as specified in 700 mm (L) x 150 mm (W) x 100 mm (H)	238,712	11,936	250,647
	Column protection PVC Bumper 225 mm high as specified to column :			
	1500 mm x 1500 mm	251	13	263
	1300 mm x 1300 mm	33	2	35
	900 mm x 1300 mm	115	6	121
	900 mm x 1200 mm	115	6	121
	900 mm x 900 mm	10,761	538	11,299
	600 mm x 600 mm	815	41	856
	Column protection PVC Bumper 450 mm high as specified to column :			
	1500 mm x 1500 mm	201	10	211
	1300 mm x 1300 mm	27	1	28
	900 mm x 1300 mm	92	5	97
	900 mm x 1200 mm	92	5	97
	900 mm x 900 mm	8,609	430	9,039
	600 mm x 600 mm	652	33	685
	All necessary fittings and accessories	157	8	165
	Total 10.0	260,631	13,032	273,662

E. ME Services

	Summary	Cost	P&O	Total Cost
1.0	Electrical Services	2,739,090	136,954	2,876,044
2.0	Sanitary and fire protection services	665,533	33,277	698,810
3.0	Air Conditioning & ventilation system	1,460,957	73,048	1,534,005
		4,865,580	243,279	5,108,859

Item	Description	Cost	PP&O	Total Cost
	Summary			
E.1	**Electrical and communication system**			
1.1	Transformer and generator set	673,075	33,654	706,729
1.2	Distribution board and panel board	100,097	5,005	105,102
1.3	Busduct	401,296	20,065	421,361
1.4	Cable and raceways	601,619	30,081	631,700
1.5	Lighting fixture	463,239	23,162	486,400
1.6	Lighting control system	46,695	2,335	49,030
1.7	Switches and outlets	5,059	253	5,311
1.8	Fire alarm system	338,419	16,921	355,340
1.9	Public address	109,592	5,480	115,071
	Total (1.0)	**2,739,090**	**136,954**	**2,876,044**

Item	Description	Cost	PP&O	Total Cost
E.1	**Electrical and communication system**			
Jan/00	Transformer and generator set			
	Transformer 2,000KVA	108,695	5,435	114,130
	Generator set 2,000KVA	564,379	28,219	592,598
	Sub-total (1.1)	673,075	33,654	706,729
Jan/00	Distribution board and panel board			
	Distribution board	80,936	4,047	84,983
	Hanger support and accessories	19,161	958	20,119
	Sub-total (1.2)	100,097	5,005	105,102
Jan/00	Busduct			
	Cu Busduct			
	3,200A CU busduct feeder			
	CU busduct (TR - EMDB)	114,387	5,719	120,107
	Elbow	6,271	314	6,584
	Flanged end	7,839	392	8,231
	Hanger support and accessories	2,352	118	2,469
	AL Busduct			
	3,200A AL busduct feeder			
	AL busduct (Gen Set-EMDB)	60,635	3,032	63,667
	Elbow	12,542	627	13,169
	Flanged end	15,677	784	16,461
	Hanger support and accessories	4,703	235	4,938
	2,500A AL busduct feeder			
	AL busduct (EMDB - Basement)	98,227	4,911	103,138
	Elbow	2,613	131	2,744
	Flanged end	2,613	131	2,744
	End enclosure	131	7	137
	Hanger support and accessories	7,212	361	7,572
	PIU-MCCB 630A	3,108	155	3,264
	PIU-MCCB 200A	744	37	781
	PIU-MCCB 100A	1,605	80	1,686
	2,000A AL busduct feeder			
	AL busduct (EMDB - CUW Pumps)	32,235	1,612	33,847
	Elbow	1,568	78	1,646
	Flanged end	784	39	823
	Hanger support and accessories	5,226	261	5,487
	1,600A AL busduct feeder			
	AL busduct (EMDB - Standby Pumps)	9,851	493	10,343
	Elbow	6,793	340	7,133
	Flanged end	2,613	131	2,744
	Hanger support and accessories	1,568	78	1,646
	Sub-total (1.3)	401,296	20,065	421,361
Jan/00	Cable and raceways			
	Cable			
	THW 300 sq.mm	3,880	194	4,074

Item	Description	Cost	PP&O	Total Cost
Jan/00	Cable and raceways			
	THW 150 sq.mm	452	23	474
	THW 120 sq.mm	635	32	667
	THW 70 sq.mm	100	5	105
	THW 50 sq.mm	903	45	948
	THW 25 sq.mm	125	6	132
	FR 120 sq.mm	343,865	17,193	361,058
	FR 70 sq.mm	40,455	2,023	42,477
	FR 35 sq.mm	5,258	263	5,520
	FR 16 sq.mm	876	44	920
	Accessories	10,451	523	10,974
	Lighting points c/w conduit	122,836	6,142	128,978
	Power Outlets points c/w conduit	9,803	490	10,294
	Raceways			
	IMC Ø 100 mm	1,002	50	1,052
	IMC Ø 80 mm	946	47	993
	IMC Ø 65 mm	235	12	247
	EMT Ø 50 mm	137	7	143
	EMT Ø 40mm	89	4	93
	uPVC Ø 16mm	43,184	2,159	45,343
	Flexible conduit Ø 16m	5,936	297	6,233
	Pull box, fitting support and accessories	10,451	523	10,974
	Sub-total (1.4)	601,619	30,081	631,700
Jan/00	Lighting fixture			
	Self contain emergency light	35,042	1,752	36,794
	Lighting fixture	422,971	21,149	444,120
	Hander support and accessories	5,226	261	5,487
	Sub-total (1.5)	463,239	23,162	486,400
Jan/00	Lighting control system			
	PC workstation	1,394	70	1,464
	Lighting control panel	22,074	1,104	23,177
	Local switch	2,157	108	2,265
	UPS	418	21	439
	Automatic Voltage Stabilizer	1,505	75	1,580
	Support and accessories	2,090	105	2,195
	Wiring and raceways			
	THW 2.5 sq.mm	4,264	213	4,477
	UTP CAT 6	2,258	113	2,370
	EMT Ø 15mm	8,027	401	8,428
	Pull box, fitting support and accessories	2,508	125	2,634
	Sub Total (1.6)	46,695	2,335	49,030
Jan/00	Switches and outlets			
	Std.power sockets, outlets, various connections	1,400	70	1,471
	Junction box and accessories	3,658	183	3,841
	Sub Total (1.7)	5,059	253	5,311
Jan/00	Fire alarm system			
	Smoke detector (addressable type)	130,050	6,502	136,552
	Fire alarm speaker	18,470	923	19,393
	Fire alarm telephone outlet	92	5	97
	Repeater fire control panel (SFCP)	50,167	2,508	52,675

Item	Description	Cost	PP&O	Total Cost
Jan/00	Fire alarm system			
	Graphic annunciator	3,344	167	3,512
	Fire alarm PC workstation and printer	1,756	88	1,844
	Fire alarm module panel	7,324	366	7,691
	Automatic Voltage Stabilizer	418	21	439
	UPS	502	25	527
	Support and accessories	3,135	157	3,292
	Wiring and raceways			
	Wireway 100 x 100 mm (epoxy powder paint)	8,152	408	8,560
	Twisted pair w/shield FRC	28,846	1,442	30,288
	FR 2C-2.5 sq.mm	13,545	677	14,222
	THW 1.5 sq.mm	23,077	1,154	24,231
	IMC Ø 20 mm	38,629	1,931	40,560
	EMT Ø 15mm	6,689	334	7,023
	Flexible conduit Ø 16m	1,087	54	1,141
	Pull box, fitting support and accessories	3,135	157	3,292
	Sub Total (1.8)	338,419	16,921	355,340
Jan/00	Public address			
	Recessed ceiling speaker	3,921	196	4,117
	Volume control	803	40	843
	Main Controller	16,722	836	17,558
	Automatic Voltage Stabilizer	418	21	439
	Support and accessories	1,150	57	1,207
	Wiring and raceways			
	2C-2.5 sq.mm VTF	8,863	443	9,306
	THW 2.5 sq.mm	11,706	585	12,291
	EMT Ø 20mm	26,839	1,342	28,181
	EMT Ø 15mm	7,860	393	8,252
	Flexible conduit Ø 15mm	978	49	1,027
	Pull box, fitting support and accessories	2,090	105	2,195
	Fire barrier, Testing and Miscellaneous			
	Fire barrier, Testing and Miscellaneous	28,242	1,412	29,654
	Sub Total (1.9)	109,592	5,480	115,071

Item	Description	Cost	PP&O	Total Cost
	Summary			
E.2	**Sanitary and Fire protection System**			
	Cold water system	49,191	2,460	51,651
	Soil, waste & kitchen waste	89,419	4,471	93,890
	Vent system	9,843	492	10,335
	Rain leader system	13,274	664	13,938
	Fire protection system	476,555	23,828	500,383
	Sewage System	27,250	1,363	28,613
	Total (2.0)	**665,533**	**33,277**	**698,810**

Item	Description	Cost	PP&O	Total Cost
E.2	**Sanitary and Fire protection System**			
Jan/00	Cold water system			
	Pipe : PPR 80 PN 10			
	Ø 20 mm	1,024	51	1,075
	Ø 25 mm	933	47	980
	Ø 32 mm	411	21	432
	Fitting	10,870	543	11,413
	Hanger and support	14,214	711	14,925
	Valve and accessories	21,739	1,087	22,826
	Sub Total (2.1)	49,191	2,460	51,651
Jan/00	Soil, waste & kitchen waste			
	Cast iron pipe ASTMA 74-75 hubless type			
	Ø 150 mm	7,689	384	8,073
	Fitting	13,378	669	14,047
	Hanger and support	17,558	878	18,436
	Clean out, floor drain and accessories	26,756	1,338	28,094
	Sump pump	13,064	653	13,718
	Lifting station	6,271	314	6,584
	Grease separator	3,135	157	3,292
	Oil interceptor	1,568	78	1,646
	Sub Total (2.2)	89,419	4,471	93,890
Jan/00	Vent system			
	Galvanized steel pipe class M			
	Ø 50 mm	805	40	845
	Ø 100 mm	1,931	97	2,028
	Fitting	2,926	146	3,073
	Hanger and support	3,344	167	3,512
	Vent through roof	836	42	878
	Sub Total (2.3)	9,843	492	10,335
Jan/00	Rain leader system			
	Galvanized steel pipe class M			
	Ø 150 mm	7,505	375	7,880
	Fitting	2,425	121	2,546
	Hanger and support	3,344	167	3,512
	Sub Total (2.4)	13,274	664	13,938
Jan/00	Fire protection system			
	Black steel pipe sch.40 seam			
	Ø 25 mm	71,237	3,562	74,799
	Ø 32 mm	19,590	980	20,570
	Ø 40 mm	17,809	890	18,700
	Ø 50 mm	14,789	739	15,529
	Ø 65 mm	9,271	464	9,734
	Ø 80 mm	16,555	828	17,383
	Ø 100 mm	41,549	2,077	43,626
	Ø 150 mm	7,054	353	7,407
	Fitting	11,706	585	12,291
	Hanger and support	15,886	794	16,681
	Valve and accessories	24,247	1,212	25,460
	Sprinkler head	109,783	5,489	115,272

Item	Description	Cost	PP&O	Total Cost
Jan/00	Fire protection system			
	Hose reel	27,362	1,368	28,730
	Fire Extinguisher (CO2 4.5kg)	80,309	4,015	84,325
	Foam system	9,406	470	9,877
	Sub Total (2.5)	476,555	23,828	500,383
Jan/00	Sewage System			
	Cast iron pipe ASTMA 74-75 flange type			
	Ø 50 mm	1,568	78	1,646
	Ø 80 mm	151	8	158
	Ø 100 mm	1,738	87	1,825
	Ø 150 mm	6,288	314	6,602
	Ø 200 mm	5,017	251	5,268
	Fitting	523	26	549
	Hanger and support	209	10	219
	Valves and accessories	1,306	65	1,372
	Submersible pump	5,226	261	5,487
	Electrical work	5,226	261	5,487
	Sub Total (2.6)	27,250	1,363	28,613

Item	Description	Cost	PP&O	Total Cost
	Summary			
E.3	**Air-conditioning & Ventilation System**			
	Air handing & fan coil unit	108,361	5,418	113,779
	Piping work and accessories	4,361	218	4,579
	Condensate drain	2,950	147	3,097
	Ventilation and pressure fan	492,808	24,640	517,448
	Duct work and accessories	389,399	19,470	408,869
	Diffuser and grilles	170,577	8,529	179,106
	Electrical work	292,502	14,625	307,127
	Total(3.0)	1,460,957	73,048	1,534,005

Item	Description	Cost	PP&O	Total Cost
E.3	**Air-conditioning & Ventilation System**			
Jan/00	Air handing & fan coil unit			
	CDU	100,334	5,017	105,351
	Refrigerant FCU	8,027	401	8,428
	Sub Total (3.1)	108,361	5,418	113,779
Jan/00	Piping work and accessories			
	Copper pipe			
	Ø 9.5 mm	214	11	225
	Ø 15.9 mm	428	21	449
	Insulation			
	Ø 9.5 mm	161	8	169
	Ø 15.9 mm	214	11	225
	Adhesive	3,344	167	3,512
	Sub Total (3.2)	4,361	218	4,579
Jan/00	Condensate drain			
	PVC pipe class 8.5			
	Ø 25 mm	37	2	39
	Ø 32 mm	268	13	281
	Fitting	1,338	67	1,405
	Hanger and support	1,003	50	1,054
	Insulation			
	Ø 25 mm	37	2	39
	Ø 32 mm	268	13	281
	Sub Total (3.3)	2,950	147	3,097
Jan/00	Ventilation and pressure fan			
	Jet fan	273,411	13,671	287,081
	Main Exhaust Fan	195,401	9,770	205,171
	Pressurized fan	19,398	970	20,368
	Exhaust fan	4,599	230	4,829
	Sub Total (3.4)	492,808	24,640	517,448
Jan/00	Duct work and accessories			
	Galvanized steel sheet			
	Gauge #26-0.5mm thk	1,923	96	2,019
	Gauge #24-0.6mm thk	884	44	928
	Gauge #22-0.8mm thk	1,986	99	2,085
	Gauge #20-1.0mm thk	6,848	342	7,190
	Gauge #18-1.2mm thk	347,658	17,383	365,041
	Hanger and support	22,575	1,129	23,704
	Insulation	7,525	376	7,901
	Sub Total (3.5)	389,399	19,470	408,869
Jan/00	Diffuser and grilles			
	Diffuser and grilles	170,577	8,529	179,106
	Sub Total (3.6)	170,577	8,529	179,106

Item	Description	Cost	PP&O	Total Cost
Jan/00	Electrical work			
	Electrical work	292,502	14,625	307,127
	Sub Total (3.7)	292,502	14,625	307,127

Item	Description	Cost	PP&O	Total Cost
F.	<u>**Carpark Management System**</u>			
	Carpark Management System	484,948	24,247	509,196
	TOTAL (F.)	**484,948**	**24,247**	**509,196**

Landmark Project Yangon, Myanmar

04 BOQ _ RETAIL

LMK MIC – Project Cost Estimate & Cost Status.xls

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
A.	Foundation and sub structure	-	-	-
B.	Structural frame and slab	14,800,393	740,020	15,540,413
C.	Architectural works	15,475,056	773,753	16,248,809
D.	ME services	35,812,257	1,790,613	37,602,870
F.	Furnishing, furniture and equipment (FF&E)	685,431	34,272	719,703
G.	Home Management System	29,337	1,467	30,804
	PODIUM	66,802,475	3,340,124	70,142,599
A	**Foundation and sub structure**			
	Included in 2.0	-	-	-
	TOTAL (A)			
B	**Structural frame and slab**			
B.1	Lift Core & Stair Core			
	Reinforced concrete	177,439	8,872	186,311
	Formwork	162,328	8,116	170,445
	Reinforcement	331,822	16,591	348,413
	Couplers	1,355,241	67,762	1,423,003
B.2	Column			
	Reinforced concrete	416,358	20,818	437,176
	Formwork	416,594	20,830	437,424
	Reinforcement	1,480,216	74,011	1,554,227
	Couplers	815,206	40,760	855,966
B.3	Beam			
	Reinforced concrete	233,890	11,695	245,585
	Formwork	209,639	10,482	220,121
	Reinforcement	741,264	37,063	778,327
B.4	Slab			
	Reinforced concrete	2,477,808	123,890	2,601,698
	Formwork	1,637,826	81,891	1,719,718
	Reinforcement	3,324,087	166,204	3,490,291
B.5	Staircase			
	Reinforced concrete	10,256	513	10,769
	Formwork	30,160	1,508	31,668
	Reinforcement	8,190	409	8,599
B.6	Waterproofing	835,003	41,750	876,754
B.7	Allowance for isolation joints, expansion joint and miscellaneous	137,065	6,853	143,918
	TOTAL (B)	**14,800,393**	**740,020**	**15,540,413**

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
C.	**Architecture Works**			
1.0	Façade	8,446,598	422,330	8,868,928
2.0	Walls and Partitions	2,364,653	118,233	2,482,885
3.0	Doors and Door Frames	538,349	26,917	565,266
4.0	Floor Finishes	2,181,295	109,065	2,290,360
5.0	Ceiling Finishes	538,619	26,931	565,550
6.0	Wall Finishes	989,155	49,458	1,038,612
7.0	Milwork and sundries	149,644	7,482	157,126
8.0	Misceallenous	266,743	13,337	280,081
	TOTAL (C.)	**15,475,056**	**773,753**	**16,248,809**
C.1	**Façade**			
	Aluminium work			
	Mechanical Louvre			
	LV1 - Vertical mechanical aluminium louvre system supported by painted steel framing; comprising of inner & outer blade in 3-coat PVF2 and stainless steel bird mesh	1,645,706	82,285	1,727,991
	Extra over for fire access panel with external cup ring handle in stainless steel finish and hinges	853	43	895
	LV1 - Vertical mechanical aluminium louvre system, self standing and demountable supported by painted steel framing; comprising of inner & outer blade in 3-coat PVF2 and stainless steel bird mesh	778,489	38,924	817,413
	LV1 - Horizontal mechanical aluminium louvre system, self standing and demountable, steel IPE 270 beam frame; comprising of inner & outer blade in 3-coat PVF2 and stainless steel bird mesh	509,991	25,500	535,491
	External Glass Shopfront	-	-	
	GW2 - Semi unitised glass wall system 2, double volume height glass shopfront with aluminum frame in anodized finish and Low-E IGU Glass	183,881	9,194	193,075
	GMS built-up bracket structure support fixed to soffit of RC slab within ceiling plenum above glass wall; complete insulation and aluminium flashing	13,235	662	13,897
	Extra over for D510: 1400x2400mm high Single leaf swing laminated glass doors complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	1,432	72	1,504
	Extra over for D512: 2025x2400mm high Double leaf swing laminated glass doors complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	1,036	52	1,088
	Extra over for D511: 3250x2665mm high Circular automatic sliding doors (GU, CMR Series or eq.) in laminated glass	44,525	2,226	46,751
	GW1a - Semi unitised glass wall system 1 - BREAKDOWN FOR DIFFERENT INFILLS AREA			
	GS2a: 8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	3,874	194	4,067
	GS5a: 8mm clear (HS) + 1.52 PVB + 8mm clear (HS) with hard coat low-e on surface 4	560,928	28,046	588,974
	3mm thk aluminium cladding	2,370	118	2,488
	support fixed to soffit of RC slab within ceiling plenum above glass wall; complete insulation and aluminium flashing	120,583	6,029	126,612
	Extra over for D510: 1400x2400mm high Single leaf swing laminated glass doors complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	1,910	95	2,005
	Extra over for D511: 3250x2665mm high Circular automatic sliding doors (GU, CMR Series or eq.) in laminated glass	29,683	1,484	31,167

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	Extra over for D512: 2025x2400mm high Double leaf swing laminated glass doors complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	11,049	552	11,602
	Extra over for D513: 5025x2400mm high Automatic sliding doors (Dorma ST Flex Series or eq.) in laminated glass	12,479	624	13,103
	Extra over for D514: 2025x2400mm high Single leaf swing laminated glass doors with fixed glass panel; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	5,525	276	5,801
	Extra over for D515: 8030x2400mm high Automatic sliding doors (Dorma ST Flex Series or eq.) in laminated glass	9,970	498	10,468
	Extra over for D516: 1350x2400mm high Single leaf swing laminated glass doors with fixed glass panel; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	5,523	276	5,799
	Extra over for D517: 5420x2400mm high 4-leaf swing laminated glass doors; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	3,697	185	3,882
	Extra over for 1630/1800/2400mm wide x 2650/2710mm high double leaf swing laminated glass doors; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	8,864	443	9,308
	Extra over for 950x2100m high swing laminated glass doors; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	2,834	142	2,976
	<u>Strip Window</u>			
	SW - Semi unitised aluminium strip window supported by concealed structural steel framing; with fixed glass with aluminium frame in anodized finish and Low-E IGU Glass (GS1b - 8mm clear (HS) + 12mm (AS) + 8mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite)	67,875	3,394	71,268
	<u>Sliding Door</u>			
	SD - 2880mm high Sliding doors complete with fixed glass beside; with aluminium frame in anodized finish and low-E IGU vision glass (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite)	22,181	1,109	23,290
	<u>Swing Glass Door with fixed Glass Panel</u>			
	Swing glass door with fixed glass panel beside with aluminium frame in anodized finish, clear vision low-E IGU (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite), concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	19,425	971	20,396
	<u>Punch Window</u>			
	PW2 - Aluminium punch window comprising fixed and casement window with aluminium frame in anodized finish, clear vision low-E IGU (GS1b - 8mm clear (HS) + 12mm (AS) + 8mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite), SS handles and friction hinges; sitting on 1000mm high low wall	40,009	2,000	42,009
	<u>Window Wall</u>			
	WW2 - Fully Unitised Window Wall comprising fixed and casement window with aluminium frame in anodized finish, laminated safety glass (GS1a - 8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite) to lower lights, clear vision low-E IGU (GS1b - 8mm clear (HS) + 12mm (AS) + 8mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite) to upper lights, SS handles and friction hinges; sitting on RC slab	10,964	548	11,513

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	Curtain Wall Unitsed Panel			
	UW3 - Fully Unitised Curtain Wall - BREAKDOWN FOR DIFFERENT INFILLS AREA			
	GS1b: 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	14,509	725	15,234
	GS2a: 8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	42,637	2,132	44,768
	GS2b: 8mm clear (HS) with ceramic frit on surface 2 with PVF2 finished thermally insulated aluminium backpan	3,197	160	3,357
	AC: 3mm thk aluminium cladding	1,217	61	1,278
	RHS Tubular Fixed Louvers			
	RHS tubular fixed louvres, 150x50x3mm with aluminium frame anodised finish; fixed exterior to curtain wall (U155 & U156)	45,479	2,274	4[illegible]53
	Spandrel Cladding			
	Spandrel cladding in monolithic clear vision spandrel glass (GS2b - 8mm clear (HS) with ceramic frit on surface 2) PVF2 finished thermally insulated aluminium backpan	3,736	187	3,922
	Glass Balustrade			
	GR1 - 320mm high Glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 U-channel capping, 40mm diameter S/S 316 handrail, S/S bracket fixing to parapet	8,476	424	8,900
	GR1 - 520mm high Glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 U-channel capping, 40mm diameter S/S 316 handrail, S/S bracket fixing to parapet	29,132	1,457	30,588
	GR1 - 725mm high Glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 U-channel capping, 40mm diameter S/S 316 handrail, S/S bracket fixing to parapet	20,746	1,037	21,783
	Aluminium Swing Opaque Door	-	-	
	Aluminium frame anodized finish opaque swing door complete with concealed spring hinge, SS handles and multi-point locking system	20,467	1,023	21,490
	Roller Shutter			
	Steel frame roller shutter in galvanised finish with rubber dock seals - for dock leveler by others	4,278	214	4,492
	Steel frame roller shutter in galvanised finish, electric operation	79,752	3,988	83,739
	Steel Door	-	-	
	Steel frame steel opaque door in galvanised finish with welded hinges	4,400	220	4,620
	Fire Access Panel	-	-	
	1100m wide x 1800mm high Fire access panel (along render finish wall) comprising aluminium frame, 3mm painted aluminium sheet internally, extruded polystyrene, 3mm bent aluminium sheet with acrylic composite thin render, external cup ring handle in stainless steel finish, 3mm thick customised hinges in stainless steel finish	5,301	265	5,566
	Fire access panel (along stone finish wall) comprising aluminium frame, 3mm painted aluminium sheet internally, extruded polystyrene, 3mm bent aluminium sheet, external cup ring handle in stainless steel finish, 3mm thick customised hinges in stainless steel finish	7,132	357	7,488

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	Curtain Wall Unitised Panel to Level 4 (below Tower 3 & 4)			
	UW1 - Fully Unitised Curtain Wall - BREAKDOWN FOR DIFFERENT INFILLS AREA			
	AC: 3mm thk aluminium cladding	2,765	138	2,903
	GS1a: 8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	61,012	3,051	64,062
	GS1c: 8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite & ceramic frit pattern on surface 3 of inner lite	6,148	307	6,455
	GS2a: 8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	43,089	2,154	45,243
	GS2b: 8mm clear (HS) with ceramic frit on surface 2 with PVF2 finished thermally insulated aluminium backpan	374	19	392
	Extra over for 2290x2700mm high Double leaf swing glass door	3,515	176	3,691
	AC2 - 600mm deep x 400mm wide x 600mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2; supported by GMS subframe	6,952	348	7,299
	Canopy			
	CP1 - Retail Canopy comprising aluminium framed laminated fritted glass (GS6 - 6mm clear (HS) + 1.52 PVB + 6mm clear (HS) with ceramic frit on surface 4) with steel RHS structure cladded with aluminium cladding, 2mm thick stainless steel 316 gutter	154,115	7,706	161,821
	Tower 2 L5 Canopy comprising aluminium framed laminated fritted glass (GS6 - 6mm clear (HS) + 1.52 PVB + 6mm clear (HS) with ceramic frit on surface 4) with steel RHS structure cladded with aluminium cladding, aluminium gutter	28,444	1,422	29,866
	CP2 - Tower 1 Canopy comprising GFRC (Glass Fibre Reinforced Concrete, minimum thickness 12mm, finish and colour to be confirmed by Architect) clad canopy with structural steel framing including stainless steel gutter	86,627	4,331	90,958
	Movement Joints			
	VE1 - Proprietary system - C/S Group - ref: ESW1200/ESC1200 or equivalent	471	24	494
	VE2 - Proprietary system - C/S Group - ref: XLP1200/XLPC1200 or equivalent	672	34	706
	VE3 - Proprietary system - C/S Group - ref: ESW1200 or equivalent	269	13	282
	VE4 - 1450mm wide x 4950mm high Double leaf swing aluminium door (assumed)	1,828	91	1,919
	VE4 - Bird mesh complete with fixing brackets	4,354	218	4,572
	separately)	45,631	2,282	47,912
	HE1 - Proprietary system - Balco - ref: MBRL1200/WB1200/WD1200 or equivalent	1,681	84	1,765
	HE2 - Proprietary system - Balco - ref: MBRL1200/WB1200/WD1200 or equivalent	1,681	84	1,765
	Steel Railing			
	B501 - 1100mm high Galvanised finish steel railing complete with 40mm diameter S/S handrail to staircase	3,259	163	3,422

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	Aluminium Capping			
	AC1 - 3mm thick Anodised aluminium capping to parapet wall	71,123	3,556	74,679
	Aluminium Cladding			
	AC1 - 3mm thick Aluminium cladding with stiffeners, 3-coat PVF2; supported by GMS subframe, GMS RHS frame fixed on wall using GMS angle bracket, complete with aluminium capping to joints between panels; FIXED ON MASONRY WALL	11,878	594	12,472
	Ditto; FIXED ON RC WALL	6,671	334	7,005
	AC1 - 3mm thick Aluminium cladding; ditto to bent sides and roof parapet capping	194,441	9,722	204,163
	Swing Opaque Door			
	2600mm high Aluminium frame anodized finish opaque swing door - assumed aluminium infill thermally insulated	1,141	57	[illegible]8
	Façade Painting			
	(Cement Render) Assume spray textured weathershield paint	211,315	10,566	221,881
	Bituminous waterproofing paint behind cladding area	91,363	4,568	95,931
	Façade (Stone Cladding)			
	Stone Cladding			
	4050mm x 5400mm high Stone Cladding on Block Wall	1,187,660	59,383	1,247,043
	4050mm x 1800mm high Stone Cladding on Block Wall	325,630	16,282	341,912
	4050mm x 900mm high Stone Cladding on Block Wall	83,189	4,159	87,349
	2025mm x 900mm high Stone Cladding on Block Wall	156,295	7,815	164,110
	2025mm x 450mm high Stone Cladding on Block Wall	44,169	2,208	46,377
	1013mm x 450mm high Stone Cladding on Block Wall	91,440	4,572	96,012
	900mm x 5400mm high Stone Cladding on Block Wall	30,671	1,534	32,204
	4050x3620mm high Stone Cladding on Block Wall	142,850	7,143	149,993
	4050x3620mm high Stone Cladding on RC Wall	82,349	4,117	86,467
	1800x4755mm high Stone Cladding on RC Column	450,563	22,528	47[illegible]91
	Custom stone panels with engraved artwork. Contractor to allow for fabrication and installation. Design to be confirmed during construction programme.	282,645	14,132	296,777
	Lighting feature on brass metallic trim	5,844	292	6,136
	812x450mm high Stone cladding to T1 Podium	65,333	3,267	68,600
	Stone Louvre - Double layer honed finished granite louvres, 120x30mm in section per piece, S/S screwing fixing system at 300mm C/C, 200mm pitch between horizontal blades; complete with structure of suspended S/S RHS 100x50x50mm posts, riveted S/S 90x45x5mm angles with welded reinforcing plates	5,729	286	6,016
	GRC Cladding to T1 Podium West Elevation	3,300	165	3,465
	Green wall to T4 Drop-off	38,768	1,938	40,707
	Total 1.0	8,446,598	422,330	8,868,928
C.2	**Walls and Partitions**			
	Light weight concrete block wall			
	100 (T) mm	170,524	8,526	179,050
	200 (T) mm	421,798	21,090	442,888

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	250 (T) mm	337,096	16,855	353,951
	30 minutes fire rated light weight concrete block wall			
	100 (T) mm	426	21	447
	200 (T) mm	1,108	55	1,164
	250 (T) mm	884	44	928
	60 minutes fire rated light weight concrete block wall			
	100 (T) mm	4,482	224	4,706
	200 (T) mm	11,657	583	12,240
	250 (T) mm	122,149	6,107	128,256
	90 minutes fire rated light weight concrete block wall			
	100 (T) mm	7,547	377	7,925
	200 (T) mm	130,646	6,532	137,179
	250 (T) mm	294,282	14,714	308,996
	120 minutes fire rated light weight concrete block wall			
	250 (T) mm	4,833	242	5,075
	Solid concrete block wall			
	200 (T) mm	665,873	33,294	699,167
	90 minutes fire rated solid concrete block wall			
	150 (T) mm	581	29	610
	200 (T) mm	6,303	315	6,618
	90 minutes fire shutter light weight concrete block wall			
	100 (T) mm	464	23	488
	Dry wall partition (W14) overall 255 (T) mm comprising: (1) Solid concrete block wall (2) 100 (T) mm metal stud (3) Batt insulation (48 kg/ m3) 100 (T) mm between stud (4) Double layers of 15 (T) mm gypsum board (5) 25 (T) mm Non bridge air gap between stud and concrete block	22,642	1,132	23,774
	Dry wall partition (W5.2) overall 230 (T) mm comprising: (1) Light weight concrete block wall (2) Metal stud support 50 (T) mm (3) Batt insulation (48 kg/m3) 50 (T) mm between stud (4) Both sides with single layer of gypsum board 15 (T) mm	105,623	5,281	110,904
	Dry wall partition (60 minutes fire rated)	22,801	1,140	23,941
	Dry wall partition (90 minutes fire rated)	9,554	478	10,032
	Dry wall partition (120 minutes fire rated)	13,048	652	13,700
	90 minutes fire rated light weight wall partition (W5.2)	10,331	517	10,848
	Total 2.0	2,364,653	118,233	2,482,885
C.3	**Doors and Door Frames**			
	Galvanized steel door frame in powder coated paint finish completed with sub frame (where appliable)	18,499	925	19,424
	Steel frame with galvanized finish and opaque 2 operable leaves			
	3000 (W) x 2500 (H) mm (D-506)	963	48	1,011
	Steel frame roller shutter with galvanized finish and rubber dock seals 7' x 8' Dock Leveler (Blue Gaint or equivalent)			
	2600 (W) x 2500 (H) mm (D-503)	19,862	993	20,855
	Steel frame roller shutter with galvanized finish and rubber dock seals 72' x 96' Dock Leveler (Blue Gaint or equivalent)			

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	2250 (W) x 2500 (H) mm (D-504)	5,156	258	5,414
	Steel frame roller shutter with galvanized finish and electric motor operation			
	7675 (W) x 4775 (H) mm (D-507)	13,176	659	13,835
	3500 (W) x 4775 (H) mm (D-508)	5,964	298	6,262
	4200 (W) x 2975 (H) mm (D-509)	4,492	225	4,716
	Galvanised steel single door in powder coated paint finish (1.5 hr FRP)			
	900(W) x 2200 (H)mm (D-s3)	10,404	520	10,925
	1000(W) x 2200 (H)mm (D-s4)	40,426	2,021	42,447
	1000(W) x 2200 (H)mm (D-s6)	1,925	96	2,021
	1000(W) x 2200 (H)mm (D-s6a)	7,700	385	8,085
	Galvanised steel single door in powder coated paint finish (2.0 hr FRP)			
	900(W) x 2200 (H)mm (D-s5)	1,153	58	1,211
	1000(W) x 2200(H)mm (D-s6)	3,850	193	4,[illegible]43
	1200(W) x 2200(H)mm (D-s7)	1,539	77	1,616
	Galvanised steel double door in powder coated paint finish (1.0 hr FRP)			
	1500(W) x 2200 (H)mm (D-07)	4,033	202	4,235
	Galvanised steel double door in powder coated paint finish (1.5 hr FRP)			
	1300(W) x 2200(H)mm (D02)	63,621	3,181	66,802
	1900(W) x 2200(H)mm (D04)	3,576	179	3,755
	1600(W) x 2200(H)mm (D06)	21,081	1,054	22,135
	1300(W) x 2200(H)mm (D10)	816	41	856
	1900(W) x 2200(H)mm (D13)	3,576	179	3,755
	Galvanised steel double door in powder coated paint finish (2.0 hr FRP)			
	1300(W) x 2200(H)mm (D3)	4,078	204	4,282
	1300(W) x 2200(H)mm (D01)	26,509	1,325	27,834
	1900(W) x 2200(H)mm (D03)	19,372	969	20,340
	1600(W) x 2200(H)mm (D05)	22,587	1,129	23,717
	1300(W) x 2200(H)mm (D09)	1,020	51	1,071
	D2a	29,973	1,499	3[illegible]71
	D3a	1,362	68	1,431
	DS1	46,322	2,316	48,638
	DS1a	1,362	68	1,431
	DS2	35,422	1,771	37,194
	DS2a	73,570	3,678	77,248
	DS2b	2,725	136	2,861
	DS6a	5,450	272	5,722
	DS18	36,785	1,839	38,624
	Total 3.0	538,349	26,917	565,266
C.4	**Floor Finishes**			
	Cement and sand screed	15,059	753	15,812
	Cement	12,399	620	13,019
	Sand	2,659	133	2,792
	Ceramic tile (Glazed/ Gloss) (F-HT 3)	54,268	2,713	56,981
	Ceramic tile to pool slab area	18,746	937	19,684
	Colour Cement	3,844	192	4,037
	Concrete slab mixed with waterproofing to ramp area	871	44	914
	Exterior stone ST-05	31,728	1,586	33,314

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	Floor pattern in combination of Reconstituted Stone ST-01 & ST-02	1,297,740	64,887	1,362,627
	Floor pattern in combination of Reconstituted Stone ST-02 & ST-04	3,341	167	3,508
	Glass bridge with GL-02	27,820	1,391	29,211
	Hardener (F-HA)	177,613	8,881	186,494
	Marble skirting ST-03	95,519	4,776	100,295
	Metal MT-03 (Lift cab)	102	5	107
	Metal skirting MT-03	917	46	963
	Metal skirting/trim MT-06	63,374	3,169	66,542
	Paint skirting PT-07	704	35	739
	Reconstituted Stone ST-01 (Restroom)	78,008	3,900	81,908
	Road Marking Paint	4,685	234	4,920
	Shower area (F- SH)	18,374	919	19,293
	Timber deck (F-TD)	46,211	2,311	48,522
	Waterproofing (WP-04) as specify to	-	-	-
	Grass (F-GRA) planter box area	158	8	166
	Timber deck (F-TD) area	20,030	1,001	21,031
	F-HT1 Natural Hues-Eco Body Ceramic (Cinder QHO8.1)	144,195	7,210	151,405
	F-HT2 Natural Hues-Eco Body Ceramic (Pebble QH18.1)	55,414	2,771	58,184
	F-ST 2 to corridor area - reconstituted stone	7,517	376	7,893
	Total 4.0	2,181,295	109,065	2,290,360
C.5	**Ceiling Finishes**			
	Escalator cladding with glass GL-02 and metal trim MT-06	245,270	12,264	257,534
	Fire resistant drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB1)	72,585	3,629	76,215
	Gold leaf special finish SF-01	1,222	61	1,283
	Gypsum board ceiling with paint PT-01/PT-01A/PT-02	150,337	7,517	157,854
	Mastic and emulsion paint in white color (C-IP)	21,349	1,067	22,416
	Metal MT-05	1,064	53	1,118
	Moisture resistant gypsum board ceiling with paint PT-01/PT-01A/PT-02	9,921	496	10,417
	Skim coat sealer (C-SC)	36,123	1,806	37,929
	Unfinished ceiling area (CS)	749	37	786
	Total 5.0	538,619	26,931	565,550
C.6	**Wall Finishes**			
	Corner column façade			
	Glass GL-03	56,457	2,823	59,280
	Glass GL-04	173,792	8,690	182,481
	Glass GL-06	14,153	708	14,860
	Glass GL-08	104,070	5,204	109,274
	Emulsion paint (W-IP)	63,035	3,152	66,187
	Horizontal façade capping			
	Marble ST-03	171,054	8,553	179,607
	Metal MT-04	1,467	73	1,540
	Metal MT-06	58,266	2,913	61,179
	Metal MT-08	306	15	321
	Paint PT-01	326	16	342
	Plaster 20 (T) mm			
	Cement	128,571	6,429	135,000
	PL-02 (Foodcourt)	4,278	214	4,492

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	Reconstituted stone ST-01	144,156	7,208	151,364
	Wall covering WC-01	41,508	2,075	43,583
	Wood veneer WD-03	2,555	128	2,682
	W-HT2 Natural Hues - Eco Body Ceramic (Carnation QH48*2)	25,163	1,258	26,421
	Total 6.0	989,155	49,458	1,038,612
C.7	**Milwork and sundries**			
	Railing (GS) 1000 (H) mm floor mounted as drawing ARC-DD-PD-605 comprising: (1) Galvanised steel handrail 60 (Dia) mm with epoxy paint (2) Galvanised steel intermediate rail 12 (Dia) mm (In 4 No.) with epoxy paint (3) 8 x 40 mm Galvanized steel handrail with epoxy paint (4) All necessary fittings and accessories	145,203	7,260	152,463
	Railing (GS) 1000 (H) mm wall mounted as drawing ARC-DD-PD-605 Comprising: (1) Galvanised steel handrail 60 (Dia) mm with epoxy paint (2) 16 (Dia) mm stainless steel Anchor (3) 50 (Dia) mm stainless steel Anchor (4) All necessary fittings and accessories	448	22	471
	900 mm high tempered glass	3,993	200	4,192
	Total 7.0	149,644	7,482	157,126
C.8	**Misceallaneous**			
	AV Equipment	64,369	3,218	67,587
	Specialist Signages	48,276	2,414	50,690
	Other Signages	154,098	7,705	161,803
	Total 7.0	266,743	13,337	280,081
	TOTAL (C.)	30,950,112	1,547,506	32,49[illegible]18
	Summary			
D.	**ME Services**			
1.0	Security System	666,611	33,331	699,942
2.0	Electrical and communication system	27,986,140	1,399,307	29,385,447
3.0	Sanitary and Fire protection System	1,044,423	52,221	1,096,644
4.0	Air-conditioning & Ventilation System	3,458,565	172,928	3,631,493
5.0	Lift & Escalator System	2,656,519	132,826	2,789,345
	Total (D.)	35,812,257	1,790,613	37,602,870

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
D.1	**Security System**			
	CCTV & Network Equipment	182,188	9,109	191,297
	Access control equipment	76,610	3,830	80,440
	Electronic Key Management box	9,371	469	9,839
	Turnstiles	117,132	5,857	122,989
	Enclosures	13,634	682	14,316
	Vehicle Control	23,426	1,171	24,598
	Control Room Equipment	34,437	1,722	36,159
	Servers, workstations, software	209,813	10,491	220,304
	Total (1.0)	666,611	33,331	699,942
D.1	**Security System**			
Jan/00	CCTV & Network Equipment			
	CCTV & Network Equipment	182,188	9,109	191,297
	Sub-total (1.1)	182,188	9,109	191,297
Jan/00	Access control equipment			
	Access control equipment	76,610	3,830	80,440
	Sub-total (1.2)	76,610	3,830	80,440
Jan/00	Electronic Key Management System			
	Electronic Key Management box	9,371	469	9,839
	Sub-total (1.3)	9,371	469	9,839
Jan/00	Turnstiles			
	Entrance turnstiles	117,132	5,857	122,989
	Sub-total (1.4)	117,132	5,857	122,989
Jan/00	Enclosures			
	Enclosures	13,634	682	14,316
	Sub-total (1.5)	13,634	682	14,316
Jan/00	Vehicle Control			
	Removable bollards	23,426	1,171	24,598
	Sub-total (1.6)	23,426	1,171	24,598
Jan/00	Control Room Equipment			
	Control Room Equipment	34,437	1,722	36,159
	Sub-total (1.7)	34,437	1,722	36,159

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
Jan/00	Servers, workstations, software			
	Servers, workstations, software	209,813	10,491	220,304
	Sub-total (1.7)	209,813	10,491	220,304
D.2	**Electrical and communication system**			
Jan/00	Switch gear	137,435	6,872	144,307
Jan/00	Transformer and generator set	806,685	40,334	847,019
Jan/00	Main distribution board and essential main distribution board	133,480	6,674	140,154
Jan/00	Distribution board and panel board	22,947,286	1,147,364	24,094,650
Jan/00	Busduct	523,100	26,155	549,255
Jan/00	Cable and raceways	776,076	38,804	814,880
Jan/00	Lighting fixture	1,176,429	58,821	1,23[illegible]50
Jan/00	Switches and outlets	13,547	677	14,224
Jan/00	Telephone and computer system	190,979	9,549	200,528
2.10	MATV system	71,380	3,569	74,949
Jan/00	Fire alarm system	370,782	18,539	389,322
2.12	Public address	115,792	5,790	121,581
Jan/00	Lighting control system	122,086	6,104	128,190
2.14	Lightning protection and grounding system	122,082	6,104	128,186
Jan/00	External Landscape Lighting	30,575	1,529	32,104
2.16	Network room controller system	45,428	2,271	47,700
Jan/00	Façade lighting	325,933	16,297	342,230
2.18	Fire barrier, Testing and Miscellaneous	77,064	3,853	80,918
		27,986,140	1,399,307	29,385,447
D.2	**Electrical and communication system**			
2.1	Switch gear			
	SF6 switch gear w/terminator kits	91,872	4,594	96,466
	XLPE 3C-95 sq.mm, 12kv	1,961	98	2,059
	IMC Ø 100mm	823	41	865
	Fitting and accessories	42,779	2,139	44,918
	Sub-total (2.1)	137,435	6,872	144,307
2.2	Transformer and generator set			
	Dry type transformer 2,000 kVA, 11kV	126,299	6,315	132,614
	Generator set 1,600kVA (stand by) complete with : - GCP., fuel day tank - Air inlet / outlet louver w/sound attenuator etc.	578,531	28,927	607,458
	Synchronizing Panel	101,854	5,093	106,947
	Sub-total (2.2)	806,685	40,334	847,019
2.3	Main distribution board and essential main distribution board			
	EMDB 5	48,890	2,444	51,334
	EMDB 6	50,163	2,508	52,671

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	Tie panel	30,556	1,528	32,084
	ATS 400A 4P	3,870	194	4,064
	Sub-total (2.3)	133,480	6,674	140,154
2.4	Distribution board and panel board			
	Distribution board	93,217	4,661	97,878
	Dual kWh hour meter	16,166	808	16,975
	Switch disconnector	509	25	535
	CB Box	22,815,325	1,140,766	23,956,091
	Hanger support and accessories	22,068	1,103	23,172
	Sub-total (2.4)	22,947,286	1,147,364	24,094,650
2.5	Busduct			
	Cu Busduct			
	4000A -Cu - Busbar			
	CU busduct (TR - EMDB)	30,719	1,536	32,255
	Elbow	12,222	611	12,834
	Flanged end	15,278	764	16,042
	Hanger support and accessories	3,565	178	3,743
	2,500A CU busduct feeder			
	AL Busduct			
	4000A - Al - Busbar			
	AL busduct (Genset - EMDB)	68,821	3,441	72,262
	Elbow	32,084	1,604	33,688
	Flanged end	14,260	713	14,973
	Hanger support and accessories	3,565	178	3,743
	2500A - Al - Busbar			
	AL busduct (EMDB - Podium)	77,442	3,872	81,314
	Elbow	2,546	127	2,674
	Flanged end	2,546	127	2,674
	End enclosure	127	6	134
	Hanger support and accessories	6,009	300	6,310
	1,600A AL busduct feeder			
	AL busduct (EMDB - BOH&Podium)	125,790	6,289	132,079
	Elbow	6,621	331	6,952
	Flanged end	2,546	127	2,674
	End enclosure	153	8	160
	Hanger support and accessories	1,528	76	1,604
	1,350A AL busduct feeder			
	AL busduct (EMDB - Cap Bank)	23,926	1,196	25,122
	Elbow	4,414	221	4,634
	Flanged end	2,122	106	2,228
	End enclosure	85	4	89
	Hanger support and accessories	679	34	713
	1000A AL busduct feeder			
	AL busduct (EMDB - BOH)	45,843	2,292	48,135
	Elbow	1,528	76	1,604
	Flanged end	509	25	535

Landmark Project Yangon, Myanmar

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	End enclosure	92	5	96
	Hanger support and accessories	611	31	642
	PIU - MCCB 630A	9,087	454	9,542
	PIU - MCCB 500A	7,769	388	8,158
	PIU - MCCB 400A	9,297	465	9,762
	PIU - MCCB 300A	5,922	296	6,218
	PIU - MCCB 250A	2,901	145	3,046
	PIU - MCCB 200A	1,450	73	1,523
	PIU - MCCB 160A	1,043	52	1,095
	Sub-total (2.5)	523,100	26,155	549,255
2.6	Cable and raceways			
	Cable			
	THW 300 sq.mm	49,907	2,495	5[illegible]02
	THW 185 sq.mm	13,298	665	13,963
	THW 150 sq.mm	5,808	290	6,099
	THW 120 sq.mm	16,101	805	16,906
	THW 95 sq.mm	8,970	448	9,418
	THW 70 sq.mm	7,275	364	7,639
	THW 50 sq.mm	2,889	144	3,034
	THW 35 sq.mm	4,972	249	5,221
	THW 25 sq.mm	5,439	272	5,711
	THW 16 sq.mm	7,668	383	8,052
	THW 10 sq.mm	5,867	293	6,160
	THW 6 sq.mm	48,646	2,432	51,078
	FR 120 sq.mm	28,812	1,441	30,253
	FR 70 sq.mm	14,289	714	15,003
	FR 35 sq.mm	1,022	51	1,073
	FR 16 sq.mm	2,314	116	2,430
	Accessories	10,185	509	10,695
	Lighting points c/w conduit	335,599	16,780	352,379
	Power Outlets points c/w conduit	70,728	3,536	7[illegible]64
	Raceways			
	IMC Ø 100 mm	5,857	293	6,149
	IMC Ø 80 mm	2,836	142	2,977
	IMC Ø 65 mm	6,898	345	7,243
	EMT Ø 50 mm	2,906	145	3,051
	EMT Ø 40mm	3,340	167	3,507
	EMT Ø 32mm	2,855	143	2,997
	EMT Ø 25mm	2,222	111	2,333
	EMT Ø 20mm	14,715	736	15,451
	uPVC Ø 16mm	66,547	3,327	69,875
	Flexible conduit Ø 16m	17,926	896	18,823
	Pull box, fitting support and accessories	10,185	509	10,695
	Sub-total (2.6)	776,076	38,804	814,880
2.7	Lighting fixture			
	Self contain emergency light	136,702	6,835	143,537
	Lighting fixture	1,034,634	51,732	1,086,366
	Hander support and accessories	5,093	255	5,347
	Sub-total (2.7)	1,176,429	58,821	1,235,250

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
2.8	Switches and outlets			
	Switch 1 way	408	20	428
	Std.power sockets, outlets, various connections	9,574	479	10,053
	Junction box and accessories	3,565	178	3,743
	Sub-total (2.8)	13,547	677	14,224
2.9	Telephone and computer system			
	MDF (600/600)	20,371	1,019	21,389
	Telephone outlet (RJ45)	1,905	95	2,000
	Telephone and computer rack	4,889	244	5,133
	Telephone terminal cabinet	34,223	1,711	35,934
	Computer outlet (RJ45)	1,457	73	1,529
	Support and accessories	2,037	102	2,139
	Wiring and raceways			
	Wireway 300 x 100 mm (epoxy powder paint)	4,013	201	4,214
	Wireway 150 x 100 mm (epoxy powder paint)	1,011	51	1,062
	Wireway 100 x 100 mm (epoxy powder paint)	28,454	1,423	29,877
	Wireway 50 x 100 mm	2,161	108	2,269
	50 pair UTP CAT6	12,907	645	13,552
	25 pair UTP CAT6	5,867	293	6,160
	10 pair UTP CAT6	14,341	717	15,058
	Fiber optic 6C 50/125μ (multi mode)	4,767	238	5,005
	UTP CAT6	22,000	1,100	23,101
	EMT Ø 20mm	11,734	587	12,320
	EMT Ø 16mm	16,297	815	17,111
	Pull box, fitting support and accessories	2,546	127	2,674
	Sub-total (2.9)	190,979	9,549	200,528
2.10	MATV system			
	Amplifier	3,590	179	3,769
	TV outlet	1,457	73	1,529
	Set top box	3,697	185	3,882
	Support and accessories	1,793	90	1,882
	Wiring and raceways			
	RG 11	2,933	147	3,080
	RG 6	13,037	652	13,689
	EMT Ø 20mm	3,520	176	3,696
	EMT Ø 16mm	26,075	1,304	27,378
	Pull box, fitting support and accessories	15,278	764	16,042
	Sub-total (2.10)	71,380	3,569	74,949
2.11	Fire alarm system			
	Smoke detector (addressable type)	92,679	4,634	97,313
	Fire alarm speaker	79,199	3,960	83,158
	Fire alarm telephone outlet	359	18	376
	Fire alarm control panel w/battery back up	31,371	1,569	32,940
	Graphic annunciator	3,259	163	3,422
	Fire alarm PC workstation and printer	1,711	86	1,797
	Fire alarm module panel	11,897	595	12,491
	Automatic Voltage Stabilizer	407	20	428

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	UPS	489	24	513
	Support and accessories	3,056	153	3,208
	Wiring and raceways			
	Wireway 100 x 100 mm (epoxy powder paint)	34,333	1,717	36,050
	Twisted pair w/shield FRC	26,482	1,324	27,806
	FR 2C-2.5 sq.mm	12,711	636	13,347
	THW 1.5 sq.mm	30,377	1,519	31,896
	IMC Ø 20 mm	9,411	471	9,882
	EMT Ø 15mm	28,845	1,442	30,287
	Flexible conduit Ø 16m	1,141	57	1,198
	Pull box, fitting support and accessories	3,056	153	3,208
	Sub-total (2.11)	370,782	18,539	389,322
2.12	Public address			
	Public address sound rack console completed with : Paging switch Microphone and paging station Multi CD player FM turner, dual cassette tape deck Digital recorder message unit Mixer & pre-amplifier, power amplifier Zone selector switch etc.	17,926	896	18,823
	Sound terminal box	8,727	436	9,163
	Recessed ceiling speaker	20,746	1,037	21,783
	Volume control	2,412	121	2,533
	Automatic Voltage Stabilizer	407	20	428
	Support and accessories	1,120	56	1,176
	Wiring and raceways			
	2C-2.5 sq.mm VTF	4,319	216	4,535
	THW 2.5 sq.mm	20,208	1,010	21,218
	EMT Ø 20mm	5,133	257	5,390
	EMT Ø 15mm	32,267	1,613	33,881
	Flexible conduit Ø 15mm	489	24	513
	Pull box, fitting support and accessories	2,037	102	2,139
	Sub-total (2.12)	115,792	5,790	121,581
2.13	Lighting control system			
	Lighting control system	122,086	6,104	128,190
	Sub-total (2.13)	122,086	6,104	128,190
2.14	Lightning protection and grounding system			
	Lightning protection and grounding system	122,082	6,104	128,186
	Sub-total (2.14)	122,082	6,104	128,186
2.15	External Landscape Lighting			
	External Landscape Lighting	30,575	1,529	32,104
	Sub-total (2.15)	30,575	1,529	32,104

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
2.16	Network room controller system			
	Network room controller system	45,428	2,271	47,700
	Sub-total (2.16)	45,428	2,271	47,700
2.17	Façade lighting			
	Façade lighting	325,933	16,297	342,230
	Sub-total (2.17)	325,933	16,297	342,230
2.18	Fire barrier, Testing and Miscellaneous			
	Fire barrier, Testing and Miscellaneous	77,064	3,853	80,918
	Sub-total (2.18)	77,064	3,853	80,918
D.3	**Sanitary and Fire protection System**			
Jan/00	Cold water system	139,249	6,962	146,212
Jan/00	Soil, waste & kitchen waste	183,768	9,188	192,957
Jan/00	Vent system	60,528	3,026	63,554
Jan/00	Rain leader system	42,446	2,122	44,569
Jan/00	Fire protection system	483,953	24,198	508,150
Jan/00	Fire suppression system	106,561	5,328	111,889
Jan/00	Gas system	27,917	1,396	29,313
	Total (3.0)	1,044,423	52,221	1,096,644
D.3	**Sanitary and Fire protection System**			
Jan/00	Cold water system			
	Pipe : PPR 80 PN 10			
	Ø 20 mm	2,327	116	2,444
	Ø 25 mm	6,028	301	6,330
	Ø 32 mm	1,144	57	1,201
	Ø 40 mm	4,266	213	4,480
	Ø 50 mm	6,356	318	6,673
	Ø 65 mm	2,909	145	3,054
	Ø 80 mm	11,499	575	12,074
	Pipe PE lined galvanized steel			
	Ø 100 mm	34,477	1,724	36,201
	Ø 150mm	18,908	945	19,854
	Fitting	10,593	530	11,122
	Hanger and support	13,852	693	14,545
	Valve and accessories	21,186	1,059	22,245
	Booster pump	5,704	285	5,989
	Sub-total (3.1)	139,249	6,962	146,212
Jan/00	Soil, waste & kitchen waste			
	Cast iron pipe ASTMA 74-75 hubless type			
	Ø 32 mm	2,581	129	2,710
	Ø 50 mm	7,043	352	7,395
	Ø 80 mm	205	10	216

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	Ø 100 mm	48,665	2,433	51,098
	Ø 125 mm			
	Ø 150 mm	47,576	2,379	49,955
	Ø 200 mm	14,853	743	15,595
	Fitting	13,037	652	13,689
	Hanger and support	17,111	856	17,967
	Clean out, floor drain and accessories	26,075	1,304	27,378
	Sump pump	5,093	255	5,347
	Grease separator	1,528	76	1,604
	Sub-total (3.2)	183,768	9,188	192,957
Jan/00	Vent system			
	Galvanized steel pipe class M			
	Ø 50 mm	38,084	1,904	3[illegible]89
	Ø 100 mm	12,164	608	12,772
	Ø 150 mm	3,353	168	3,521
	Fitting	2,852	143	2,995
	Hanger and support	3,259	163	3,422
	Vent through roof	815	41	856
	Sub-total (3.3)	60,528	3,026	63,554
Jan/00	Rain leader system			
	Galvanized steel pipe class M			
	Ø 100 mm	2,624	131	2,755
	Ø 150 mm	28,610	1,431	30,041
	Ø 200 mm	3,960	198	4,158
	Fitting	2,363	118	2,481
	Hanger and support	3,259	163	3,422
	Siphonage head	1,630	81	1,711
	Sub-total (3.4)	42,446	2,122	4[illegible]69
Jan/00	Fire protection system			
	Black steel pipe sch.40 seam			
	Ø 25 mm	75,209	3,760	78,970
	Ø 32 mm	20,682	1,034	21,717
	Ø 40 mm	18,802	940	19,742
	Ø 50 mm	11,652	583	12,235
	Ø 65 mm	11,742	587	12,329
	Ø 80 mm	17,478	874	18,352
	Ø 100 mm	46,720	2,336	49,057
	Ø 150 mm	17,070	854	17,924
	Fitting	11,408	570	11,978
	Hanger and support	15,482	774	16,256
	Valve and accessories	23,630	1,182	24,812
	Sprinkler head	104,216	5,211	109,427
	Hose reel	25,881	1,294	27,175
	Fire Extinguisher (CO2 4.5kg)	64,413	3,221	67,633
	External Fire Hydrant	2,546	127	2,674
	Landing valves (wet risers)	2,811	141	2,952
	Pre-action system	14,209	710	14,919
	Sub-total (3.5)	483,953	24,198	508,150

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
Jan/00	Fire suppression system	106,561	5,328	111,889
	Sub-total (3.6)	106,561	5,328	111,889
Jan/00	Gas system			
	Black steel pipe A53 seamless			
	Ø 25 mm	125	6	131
	Ø 50 mm	15,156	758	15,914
	Ø 100 mm	1,229	61	1,290
	Fitting	1,385	69	1,454
	Hanger and support	1,874	94	1,968
	Valves and accessories	8,148	407	8,556
	Sub-total (3.7)	27,917	1,396	29,313
D.4	**Air-conditioning & Ventilation System**			
	Air handing & fan coil unit	242,983	12,149	255,132
	Piping work and accessories	537,720	26,886	564,606
	Ventilation and pressure fan	246,039	12,302	258,341
	Duct work and accessories	907,844	45,392	953,236
	Diffuser and grilles	16,442	822	17,264
	Electrical work	532,805	26,640	559,446
	Mech smoke extract for Retail	733,350	36,667	770,017
	Building Manageemnt System	241,382	12,069	253,451
	Total (4.0)	3,458,565	172,928	3,631,493
D.4	**Air-conditioning & Ventilation System**			
Jan/00	Air handing & fan coil unit			
	FCU	37,645	1,882	39,528
	AHU	205,338	10,267	215,605
	Sub-total (4.1)	242,983	12,149	255,132
Jan/00	Piping work and accessories			
	Black steel pipe sch.40 seamed			
	Ø 32 mm	14,625	731	15,356
	Ø 40 mm	8,083	404	8,487
	Ø 50 mm	16,290	815	17,105
	Ø 65 mm	11,428	571	11,999
	Ø 80 mm	770	39	809
	Ø 100 mm	10,917	546	11,463
	Ø 150 mm	53,779	2,689	56,468
	Ø 200 mm	4,363	218	4,582
	Ø 250 mm	42,534	2,127	44,661
	Ø 300 mm	24,445	1,222	25,667
	Ø 350 mm	29,782	1,489	31,271
	Ø 450 mm	67,631	3,382	71,013
	Fitting	30,964	1,548	32,512
	Hanger and support	40,742	2,037	42,779

Landmark Project Yangon, Myanmar

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
	Valves and accessories	61,927	3,096	65,024
	Insulation			
	Ø 32 mm	16,714	836	17,550
	Ø 40 mm	8,083	404	8,487
	Ø 50 mm	13,575	679	14,254
	Ø 65 mm	8,067	403	8,470
	Ø 80 mm	5,985	299	6,284
	Ø 100 mm	7,906	395	8,301
	Ø 150 mm	18,150	908	19,058
	Ø 200 mm	1,210	61	1,271
	Ø 250 mm	9,452	473	9,925
	Ø 300 mm	5,378	269	5,647
	Ø 350 mm	6,511	326	6,836
	Ø 450 mm	15,149	757	15,907
	Adhesive	3,259	163	[illegible]22
	Sub-total (4.2)	537,720	26,886	564,606
Jan/00	Ventilation and pressure fan			
	Automatic smoke vent for sky light (45 m2)	162,967	8,148	171,115
	Pressurized fan	18,904	945	19,849
	Pressurized fan (stair lobby)	489	24	513
	Fresh air fan	32,593	1,630	34,223
	Kitchen exhaust fan	22,978	1,149	24,127
	Exhaust fan	1,222	61	1,283
	Ceiling Fan	978	49	1,027
	Wall mounted exhaust fan	2,444	122	2,567
	Exhaust & fresh air fan	3,463	173	3,636
	Sub-total (4.3)	246,039	12,302	258,341
Jan/00	Duct work and accessories			
	Galvanized steel sheet			
	Gauge #26-0.5mm thk	13,608	680	14,288
	Gauge #24-0.6mm thk	114,421	5,721	120,142
	Gauge #22-0.8mm thk	85,741	4,287	90,028
	Gauge #20-1.0mm thk	68,495	3,425	71,920
	Gauge #18-1.2mm thk	24,498	1,225	25,723
	Black Steel Duct	127,053	6,353	133,405
	Fire rated insulation	444,695	22,235	466,930
	Hanger and support	22,000	1,100	23,101
	Insulation	7,333	367	7,700
	Sub-total (4.4)	907,844	45,392	953,236
Jan/00	Diffuser and grilles			
	Diffuser and grilles	16,442	822	17,264
	Sub-total (4.5)	16,442	822	17,264
Jan/00	Electrical work			
	Electrical work	532,805	26,640	559,446
	Sub-total (4.6)	532,805	26,640	559,446

Detailed breakdown of estimated costs

Podium

Item	Description	Cost	PP&O	Total Cost
Jan/00	Mech smoke extract for Retail			
	Mech smoke extract for Retail	733,350	36,667	770,017
	Sub-total (4.7)	733,350	36,667	770,017
Jan/00	Building Manageemnt System			
	Building Manageemnt System	241,382	12,069	253,451
	Sub-total (4.8)	241,382	12,069	253,451
D.5	**Lift & Escalator System**			
Jan/00	Lift system including finishing [LIFT]			
	Passenger Lift : 21P (1600 kg) - CO - 2S/O - 60m/min	68,446	3,422	71,868
	Service Lift : 21P (1600 kg) - CO - 6S/O - 60m/min	261,806	13,090	274,896
	Passenger Lift : 18P (1350 kg) - CO - 6S/O - 60m/min (Observation Type	413,609	20,680	434,290
	Passenger Lift : 18P (1350 kg) - CO - 6S/O - 60m/min	157,915	7,896	165,810
	Passenger Lift (Anchor Lift) : 18P (1350 kg) - CO - 4S/O - 60m/min	72,846	3,642	76,488
	Service Lift : 21P (1600 kg) - CO - 6S/O - 60m/min	236,872	11,844	248,716
	Service Lift : 21P (1600 kg) - 2S - 6S/O - 60m/min	157,752	7,888	165,639
	Service Lift (Through Type): 21P (1600 kg) - CO - 6S/O - 60m/min	76,268	3,813	80,082
	Sub Total (5.1)	1,445,514	72,276	1,517,789
Jan/00	Escalator System including finishing [ESCALATOR]			
	4025mm-30° - 30m/min	100,876	5,044	105,920
	5940mm-30° - 30m/min	358,364	17,918	376,282
	4620mm-30° - 30m/min	751,765	37,588	789,353
	Sub Total (5.2)	1,211,005	60,550	1,271,555
	TOTAL(5.0)	**2,656,519**	**132,826**	**2,789,345**
E.	**Furnishing, furniture and equipment (FF&E)**			
	Building Maintenance Unit	603,948	30,197	634,145
	Public Area	81,483	4,074	85,557
	TOTAL(E.)	685,431	34,272	719,703
G.	**Home Management System**			
	Home Management System	29,337	1,467	30,804
	TOTAL (G.)	**29,337**	**1,467**	**30,804**

Landmark Project Yangon, Myanmar

05 BOQ _ T1

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Landmark Project Yangon, Myanmar

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Summary			
A.	Foundation and sub structure	-	-	-
B.	Structural frame and slab	10,366,694	518,335	10,885,029
C.	Architectural works	51,930,648	2,596,532	54,527,180
D.	ME services	12,905,837	645,292	13,551,128
E.	Furnishing, furniture and equipment (FF&E)	611,154	30,558	641,711
F.	Hotel operating equipment and supplies (HOES)	824,259	41,213	865,472
	Total (Tower 1)	**76,638,591**	**3,831,930**	**80,470,520**
A	**Foundation and sub structure**			
	Included in 2.0	-	-	-
	TOTAL (A)			
B	**Structural frame and slab**			
B.1	Lift Core & Stair Core			
	Reinforced concrete	922,884	46,144	969,028
	Formwork	712,824	35,641	748,465
	Reinforcement	1,644,889	82,244	1,727,133
	Couplers	614,727	30,736	645,463
B.2	Column			
	Reinforced concrete	245,154	12,258	257,412
	Formwork	230,399	11,520	241,919
	Reinforcement	634,636	31,732	666,368
	Couplers	448,763	22,438	471,201
B.3	Beam			
	Reinforced concrete	193,307	9,665	202,972
	Formwork	203,627	10,181	213,808
	Reinforcement	1,254,580	62,729	1,317,309
B.4	Slab			
	Reinforced concrete	918,545	45,927	964,472
	Formwork	1,046,837	52,342	1,099,179
	Reinforcement	1,062,253	53,113	1,115,366
B.5	Staircase			
	Reinforced concrete	21,089	1,054	22,144
	Formwork	31,095	1,555	32,650
	Reinforcement	36,874	1,844	38,718
B.6	Parapet Wall			
	Reinforced concrete	1,455	73	1,528
	Formwork	1,324	66	1,390
	Reinforcement	841	42	883

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
B.7	Other			
	Reinforced concrete	5,776	289	6,065
	Formwork	15,367	768	16,136
	Reinforcement	14,141	707	14,849
B.8	Structure Steel			
	Structure steel	78,618	3,931	82,549
	Anti rush coat and steel paint	16,104	805	16,910
B.9	Waterproofing	10,585	529	11,114
	TOTAL (B)	**10,366,694**	**518,335**	**10,885,029**
C	**Architectural Works**			
C.1	Façade	13,124,459	656,223	13,780,682
C.2	Walls and Partitions	3,418,766	170,938	3,589,704
C.3	Doors and Door Frames	3,116,383	155,819	3,272,202
C.4	Ironmongery	71,751	3,588	75,339
C.5	Floor Finishes	9,552,267	477,613	10,029,881
C.6	Ceiling Finishes	2,569,896	128,495	2,698,391
C.7	Wall Finishes	5,331,950	266,597	5,598,547
C.8	Staircase finishes	30,985	1,549	32,534
C.9	Sanitary Fittings	3,041,978	152,099	3,194,077
C.10	Milwork and sundries	11,397,239	569,862	11,967,101
C.11	Misceallaneous	274,972	13,749	288,721
	TOTAL (C)	**51,930,648**	**2,596,532**	**54,527,180**
C	**Architectural Works**			
C.1	**Façade**			
	Aluminium work			
	Mechanical Louvre			
	LV1 - Vertical mechanical aluminium louvre system supported by painted steel framing; comprising of inner & outer blade in 3-coat PVF2 and stainless steel bird mesh	1,629,705	81,485	1,711,190
	Extra over for fire access panel with external cup ring handle in stainless steel finish and hinges	844	42	886
	LV1 - Vertical mechanical aluminium louvre system, self standing and demountable supported by painted steel framing; comprising of inner & outer blade in 3-coat PVF2 and stainless steel bird mesh	770,920	38,546	809,466
	LV1 - Horizontal mechanical aluminium louvre system, self standing and demountable, steel IPE 270 beam frame; comprising of inner & outer blade in 3-coat PVF2 and stainless steel bird mesh	505,033	25,252	530,284
	External Glass Shopfront			
	GW2 - Semi unitised glass wall system 2, double volume height glass shopfront with aluminum frame in anodized finish and Low-E IGU	182,093	9,105	191,198
	GMS built-up bracket structure support fixed to soffit of RC slab within ceiling plenum above glass wall; complete insulation and	13,106	655	13,762
	Extra over for D510: 1400x2400mm high Single leaf swing laminated glass doors complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	1,418	71	1,489

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Extra over for D512: 2025x2400mm high Double leaf swing laminated glass doors complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	1,026	51	1,077
	Extra over for D511: 3250x2665mm high Circular automatic sliding doors (GU, CMR Series or eq.) in laminated glass	44,092	2,205	46,296
	GW1a - Semi unitised glass wall system 1 - BREAKDOWN FOR DIFFERENT INFILLS AREA			
	GS2a: 8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	3,836	192	4,028
	GS5a: 8mm clear (HS) + 1.52 PVB + 8mm clear (HS) with hard coat low-e on surface 4	555,474	27,774	583,248
	3mm thk aluminium cladding	2,347	117	2,464
	support fixed to soffit of RC slab within ceiling plenum above glass wall; complete insulation and aluminium flashing	119,410	5,971	125,381
	Extra over for D510: 1400x2400mm high Single leaf swing laminated glass doors complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	1,891	95	1,986
	Extra over for D511: 3250x2665mm high Circular automatic sliding doors (GU, CMR Series or eq.) in laminated glass	29,394	1,470	30,864
	Extra over for D512: 2025x2400mm high Double leaf swing laminated glass doors complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	10,942	547	11,489
	Extra over for D513: 5025x2400mm high Automatic sliding doors (Dorma ST Flex Series or eq.) in laminated glass	12,358	618	12,976
	Extra over for D514: 2025x2400mm high Single leaf swing laminated glass doors with fixed glass panel; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate	5,471	274	5,744
	Extra over for D515: 8030x2400mm high Automatic sliding doors (Dorma ST Flex Series or eq.) in laminated glass	9,873	494	10,366
	Extra over for D516: 1350x2400mm high Single leaf swing laminated glass doors with fixed glass panel; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate	5,469	273	5,743
	Extra over for D517: 5420x2400mm high 4-leaf swing laminated glass doors; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	3,661	183	3,844
	Extra over for 1630/1800/2400mm wide x 2650/2710mm high double leaf swing laminated glass doors; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate	8,778	439	9,217
	Extra over for 950x2100m high swing laminated glass doors; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	2,807	140	2,947
	Strip Window			
	SW - Semi unitised aluminium strip window supported by concealed structural steel framing; with fixed glass with aluminium frame in anodized finish and Low-E IGU Glass (GS1b - 8mm clear (HS) + 12mm (AS) + 8mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite)	67,215	3,361	70,575
	Sliding Door			
	SD - 2880mm high Sliding doors complete with fixed glass beside; with aluminium frame in anodized finish and low-E IGU vision glass (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite)	21,965	1,098	23,063
	SD - 2650mm/2850mm high Sliding doors complete with fixed glass and operable leaves (2 leaves on 2 tracks / 3 leaves on 3 tracks etc. - referring to Door Schedule); with aluminium frame in anodized finish and low-E IGU vision glass (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of	600,851	30,043	630,894
	Steel structure support above doors within ceiling cavity; complete with GMS hollow section, angle bracket, vapour barrier/foil back thermal insulation and aluminium back-pan; fixed to soffit of RC slab to hold sliding door below	70,110	3,506	73,616

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Swing Glass Door with fixed Glass Panel			
	Swing glass door with fixed glass panel beside with aluminium frame in anodized finish, clear vision low-E IGU (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite), concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	19,236	962	20,198
	Swing glass door with fixed glass panel beside with aluminium frame in anodized finish, clear vision low-E IGU (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite) and SS handles and friction hinges	30,760	1,538	32,298
	Extra over for operable light - single leaf swing glass door of various sizes complete with SS handles and friction hinges: 900mm/978mmx2650mm high	4,799	240	5,039
	Steel structure support above doors within ceiling cavity; complete with GMS hollow section, angle bracket, vapour barrier/foil back thermal insulation and aluminium back-pan; fixed to soffit of RC slab to hold window below	3,177	159	3,336
	Swing Glass Door			
	Overall size 855mm wide x 2650mm/2865mm high Single leaf swing glass door in low-E IGU vision glass (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite) complete with 250mm high storm proof horizontal blades aluminium louvres in anodized finish with bird mesh, concealed spring hinge, SS handlesm multi-point locking system, SS kickplate 200mm height to access space to A/C ledge	51,475	2,574	54,048
	Steel structure support above doors within ceiling cavity; complete with GMS hollow section, angle bracket, vapour barrier/foil back thermal insulation and aluminium back-pan; fixed to soffit of RC slab to hold window below	5,931	297	6,227
	Punch Window			
	PW2 - Aluminium punch window comprising fixed and casement window with aluminium frame in anodized finish, clear vision low-E IGU (GS1b - 8mm clear (HS) + 12mm (AS) + 8mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite), SS handles and friction hinges; sitting on 1000mm high low wall	39,620	1,981	41,601
	PW2 - Aluminium punch window			
	Window Wall			
	WW2 - Fully Unitised Window Wall comprising fixed and casement window with aluminium frame in anodized finish, laminated safety glass (GS1a - 8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite) to lower lights, clear vision low-E IGU (GS1b - 8mm clear (HS) + 12mm (AS) + 8mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite) to upper lights, SS handles and	10,858	543	11,401
	Curtain Wall Unitsed Panel			
	UW3 - Fully Unitised Curtain Wall - BREAKDOWN FOR DIFFERENT INFILLS AREA			
	GS1b: 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	14,368	718	15,086
	GS2a: 8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	42,222	2,111	44,333
	GS2b: 8mm clear (HS) with ceramic frit on surface 2 with PVF2 finished thermally insulated aluminium backpan	3,166	158	3,324
	AC: 3mm thk aluminium cladding	1,205	60	1,265
	3mm thk aluminium cladding	107,251	5,363	112,614
	Storm proof horizontal blades aluminium louvres in anodized finish with bird mesh	52,711	2,636	55,347
	8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	735,200	36,760	771,960

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	758,377	37,919	796,295
	8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite & ceramic frit pattern on surface 3 of inner lite	100,121	5,006	105,128
	8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite & ceramic frit pattern on surface 3 of inner lite	144,363	7,218	151,582
	8mm clear (HS) with PVF2 finished thermally insulated aluminium bac	391,743	19,587	411,330
	8mm clear (HS) with PVF2 finished thermally insulated aluminium bac	80,225	4,011	84,236
	Extra over for operable light - 1-panel casement window of various sizes complete with SS handles and friction hinges: 585x1550mm/1765mm high, 730x1550mm/1765mm high, 750x1300mm/1550mm/1765mm/1785mm/1850mm/2100mm high	131,464	6,573	138,037
	Allow 500mm girth aluminium cladding capping to curtain wall upstand at roof parapet	2,679	134	2,813
	RHS Tubular Fixed Louvers			
	RHS tubular fixed louvres, 150x50x3mm with aluminium frame anodised finish; fixed exterior to curtain wall (U155 & U156)	45,037	2,252	47,289
	Spandrel Cladding			
	Spandrel cladding in monolithic clear vision spandrel glass (GS2b - 8mm clear (HS) with ceramic frit on surface 2) PVF2 finished thermally insulated aluminium backpan	73,244	3,662	76,906
	A/C Ledge Screen			
	Full height aluminium louvre screen in 150x50mm extruded aluminium louvre 3mm thk in 3 coats PVF2; complete with aluminium mullion and fixing brackets side mounted to beam edge	341,607	17,080	358,687
	Extra over for 700mm wide x 2100mm high single leaf hinged louvre door access from balcony	75,136	3,757	78,893
	Glass Balustrade			
	GR1 - 320mm high Glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 U-channel capping, 40mm diameter S/S 316 handrail, S/S bracket fixing	8,394	420	8,814
	GR1 - 520mm high Glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 U-channel capping, 40mm diameter S/S 316 handrail, S/S bracket fixing	28,848	1,442	30,291
	GR1 - 725mm high Glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 U-channel capping, 40mm diameter S/S 316 handrail, S/S bracket fixing	20,544	1,027	21,572
	GR1 - 1100mm high Unitised glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 capping, 40mm diameter S/S 316 handrail; complete with 650mm spandrel in monolithic spandrel glass, PVF2 finished thermally insulated aluminium backpan	850,108	42,505	892,613
	GR1 - 1100mm high Unitised glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 capping, 40mm diameter S/S 316 handrail; complete with 815mm spandrel in monolithic spandrel glass, PVF2 finished thermally insulated aluminium backpan	40,608	2,030	42,638
	GR1 - 1100mm high Glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 U-channel capping, 40mm diameter S/S 316 handrail, and aluminium cladding capping to bottom part of balustrade	44,584	2,229	46,813
	Aluminium Swing Opaque Door			
	Aluminium frame anodized finish opaque swing door complete with concealed spring hinge, SS handles and multi-point locking	20,268	1,013	21,281
	Roller Shutter			
	Steel frame roller shutter in galvanised finish with rubber dock seals - for dock leveler by others	4,236	212	4,448
	Steel frame roller shutter in galvanised finish, electric operation	78,976	3,949	82,925
	Steel Door			
	Steel frame steel opaque door in galvanised finish with welded hinge	4,357	218	4,575

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Fire Access Panel			
	1100m wide x 1800mm high Fire access panel (along render finish wall) comprising aluminium frame, 3mm painted aluminium sheet internally, extruded polystyrene, 3mm bent aluminium sheet with acrylic composite thin render, external cup ring handle in stainless steel finish, 3mm thick customised hinges in stainless steel finish	5,249	262	5,512
	Fire access panel (along stone finish wall) comprising aluminium frame, 3mm painted aluminium sheet internally, extruded polystyrene, 3mm bent aluminium sheet, external cup ring handle in stainless steel finish, 3mm thick customised hinges in stainless	7,062	353	7,416
	Curtain Wall Unitised Panel to Level 4 (below Tower 3 & 4)			
	UW1 - Fully Unitised Curtain Wall - BREAKDOWN FOR DIFFERENT INFILLS AREA			
	AC: 3mm thk aluminium cladding	2,738	137	2,875
	GS1a: 8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	60,418	3,021	63,439
	GS1c: 8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite & ceramic frit pattern on surface 3 of inner lite	6,088	304	6,393
	GS2a: 8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	42,670	2,133	44,803
	GS2b: 8mm clear (HS) with ceramic frit on surface 2 with PVF2 finished thermally insulated aluminium backpan	370	18	388
	Extra over for 2290x2700mm high Double leaf swing glass door	3,481	174	3,655
	AC2 - 600mm deep x 400mm wide x 600mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2; supported by GMS subframe	6,884	344	7,228
	Canopy			
	CP1 - Retail Canopy comprising aluminium framed laminated fritted glass (GS6 - 6mm clear (HS) + 1.52 PVB + 6mm clear (HS) with ceramic frit on surface 4) with steel RHS structure cladded with aluminium cladding, 2mm thick stainless steel 316 gutter	152,617	7,631	160,247
	Tower 2 L5 Canopy comprising aluminium framed laminated fritted glass (GS6 - 6mm clear (HS) + 1.52 PVB + 6mm clear (HS) with ceramic frit on surface 4) with steel RHS structure cladded with aluminium cladding, aluminium gutter	28,167	1,408	29,576
	CP2 - Tower 1 Canopy comprising GFRC (Glass Fibre Reinforced Concrete, minimum thickness 12mm, finish and colour to be confirmed by Architect) clad canopy with structural steel framing including stainless steel gutter	85,785	4,289	90,074
	Movement Joints			
	VE1 - Proprietary system - C/S Group - ref: ESW1200/ESC1200 or equivalent	466	23	489
	VE2 - Proprietary system - C/S Group - ref: XLP1200/XLPC1200 or equivalent	666	33	699
	VE3 - Proprietary system - C/S Group - ref: ESW1200 or equivalent	266	13	280
	VE4 - 1450mm wide x 4950mm high Double leaf swing aluminium door (assumed)	1,810	90	1,900
	VE4 - Bird mesh complete with fixing brackets	4,312	216	4,528
	VE5 - Cantilevered steel structure to support curtain wall panel (measured separately)	45,187	2,259	47,446
	HE1 - Proprietary system - Balco - ref: MBRL1200/WB1200/WD1200 or equivalent	1,664	83	1,747
	HE2 - Proprietary system - Balco - ref: MBRL1200/WB1200/WD1200 or equivalent	1,664	83	1,747
	Steel Railing			
	B501 - 1100mm high Galvanised finish steel railing complete with 40mm diameter S/S handrail to staircase	3,228	161	3,389
	Aluminium Capping			-
	AC1 - 3mm thick Anodised aluminium capping to parapet wall	70,431	3,522	73,953

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Aluminium Cladding			
	AC1 - 3mm thick Aluminium cladding with stiffeners, 3-coat PVF2; supported by GMS subframe, GMS RHS frame fixed on wall using GMS angle bracket, complete with aluminium capping to joints between panels; FIXED ON MASONRY WALL	11,762	588	12,351
	Ditto; FIXED ON RC WALL	6,606	330	6,937
	AC1 - 3mm thick Aluminium cladding; ditto to bent sides and roof parapet capping	192,550	9,628	202,178
	Swing Opaque Door			
	2600mm high Aluminium frame anodized finish opaque swing door - assumed aluminium infill thermally insulated	1,130	56	1,186
	2100mm high Aluminium frame anodized finish opaque swing door - assumed aluminium infill thermally insulated			
	PH Terrace - L25/ North and South (Mirror to North)			
	D101: grid T1.4b	252	13	265
	D101: grid T1.4a	252	13	265
	D102: grid T1.3a	252	13	265
	D102: assume to beside of grid T1.3a	252	13	265
	Fixed Glass Panel			
	Fixed glass panel with aluminium frame in anodized finish and monolithic spandrel glass (GS2a - 8mm clear HS) PVF2 finished thermally insulated aluminium backpan and clear vision low-E IGU (GS1b - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite)			
	Fixed Glass Panel - BREAKDOWN FOR DIFFERENT INFILLS AREA			
	8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	24,799	1,240	26,039
	8mm clear (HS) with PVF2 finished thermally insulated aluminium bac	23,194	1,160	24,353
	Performance Louvre			
	Aluminium louvre screen in anodised finished, bracket fixed, storm proof, 200mm pitch between horizontal blades with bird mesh (COLT 2UL. Deep Section - 145mm)	18,159	908	19,066
	Façade Painting			
	(Cement Render) Assume spray textured weathershield paint	209,261	10,463	219,724
	Bituminous waterproofing paint behind cladding area	90,475	4,524	94,999
	Façade (Stone Cladding)			
	Stone Cladding			
	4050mm x 5400mm high Stone Cladding on Block Wall	1,176,112	58,806	1,234,918
	4050mm x 1800mm high Stone Cladding on Block Wall	322,464	16,123	338,587
	4050mm x 900mm high Stone Cladding on Block Wall	82,381	4,119	86,500
	2025mm x 900mm high Stone Cladding on Block Wall	154,776	7,739	162,514
	2025mm x 450mm high Stone Cladding on Block Wall	43,740	2,187	45,927
	1013mm x 450mm high Stone Cladding on Block Wall	90,550	4,528	95,078
	900mm x 5400mm high Stone Cladding on Block Wall	30,373	1,519	31,891
	4050x3620mm high Stone Cladding on Block Wall	141,462	7,073	148,535
	4050x3620mm high Stone Cladding on RC Wall	81,548	4,077	85,626
	1800x4755mm high Stone Cladding on RC Column	446,182	22,309	468,492
	Custom stone panels with engraved artwork. Contractor to allow for fabrication and installation. Design to be confirmed during construction programme.	279,897	13,995	293,892
	Lighting feature on brass metallic trim	5,787	289	6,076
	812x450mm high Stone cladding to T1 Podium	64,698	3,235	67,933
	Stone Louvre - Double layer honed finished granite louvres, 120x30mm in section per piece, S/S screwing fixing system at 300mm C/C, 200mm pitch between horizontal blades; complete with structure of suspended S/S RHS 100x50x50mm posts, riveted S/S 90x45x5mm angles with welded reinforcing plates	5,674	284	5,957

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	GRC Cladding to T1 Podium West Elevation	3,268	163	3,431
	Green wall to T4 Drop-off	38,391	1,920	40,311
	Total 1.0	13,124,459	656,223	13,780,682
C.2	**Walls and Partitions**			
	Light weight concrete block wall			
	100 (T) mm	737,254	36,863	774,117
	200 (T) mm	532,238	26,612	558,850
	250 (T) mm	370,917	18,546	389,462
	Light Weight concrete block kerb			
	150 (W) x 220 (H) mm	278	14	292
	30 minutes fire rated light weight concrete block wall			
	100 (T) mm	422	21	443
	200 (T) mm	1,097	55	1,152
	250 (T) mm	875	44	919
	60 minutes fire rated light weight concrete block wall			
	100 (T) mm	4,438	222	4,660
	200 (T) mm	11,544	577	12,121
	250 (T) mm	120,961	6,048	127,009
	90 minutes fire rated light weight concrete block wall			
	100 (T) mm	7,474	374	7,848
	200 (T) mm	129,376	6,469	135,845
	250 (T) mm	291,421	14,571	305,992
	120 minutes fire rated light weight concrete block wall			
	250 (T) mm	4,786	239	5,025
	Solid concrete block wall			
	150 (T) mm	144,229	7,211	151,441
	200 (T) mm	659,399	32,970	692,369
	90 minutes fire rated solid concrete block wall			
	150 (T) mm	575	29	604
	200 (T) mm	6,241	312	6,554
	90 minutes fire shutter light weight concrete block wall			
	100 (T) mm	460	23	483
	Dry wall partition	1,311	66	1,377
	Dry wall partition (W14) overall 255 (T) mm comprising: (1) Solid concrete block wall (2) 100 (T) mm metal stud (3) Batt insulation (48 kg/ m3) 100 (T) mm between stud (4) Double layers of 15 (T) mm gypsum board (5) 25 (T) mm Non bridge air gap between stud and concrete block	22,422	1,121	23,543
	Dry wall partition (W5.2) overall 230 (T) mm comprising: (1) Light weight concrete block wall (2) Metal stud support 50 (T) mm (3) Batt insulation (48 kg/m3) 50 (T) mm between stud (4) Both sides with single layer of gypsum board 15 (T) mm	315,855	15,793	331,648
	Dry wall partition (60 minutes fire rated)	22,579	1,129	23,708
	Dry wall partition (90 minutes fire rated)	9,461	473	9,934
	Dry wall partition (120 minutes fire rated)	12,921	646	13,567
	90 minutes fire rated light weight wall partition (W5.2)	10,231	512	10,742
	Total 2.0	3,418,766	170,938	3,589,704
C.3	**Doors and Door Frames**			
	Galvanized steel door frame in powder coated paint finish completed with sub frame (where appliable)	18,319	916	19,235

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Steel frame with galvanized finish and opaque 2 operable leaves			
	3000 (W) x 2500 (H) mm (D-506)	953	48	1,001
	Steel frame roller shutter with galvanized finish and rubber dock seals 7' x 8' Dock Leveler (Blue Gaint or equivalent)			
	2600 (W) x 2500 (H) mm (D-503)	19,668	983	20,652
	Steel frame roller shutter with galvanized finish and rubber dock seals 72' x 96' Dock Leveler (Blue Gaint or equivalent)			
	2250 (W) x 2500 (H) mm (D-504)	5,106	255	5,362
	Steel frame roller shutter with galvanized finish and electric motor operation			
	7675 (W) x 4775 (H) mm (D-507)	13,048	652	13,700
	3500 (W) x 4775 (H) mm (D-508)	5,906	295	6,201
	4200 (W) x 2975 (H) mm (D-509)	4,448	222	4,670
	Wooden door frame in PU paint finish completed with sub-frame(where applicable)			
	Overall size 45 x 140 mm	934	47	981
	Overall size 50 x 120 mm	152	8	160
	Overall size 50 x 140 mm	46,489	2,324	48,813
	Overall size 50 x 220 mm	764	38	802
	Overall size 50 x 270 mm	17,635	882	18,516
	Aluminium door frame in powder coated paint finish completed with sub-frame (where applicable)			
	Overall size 40 x 100 mm	31,227	1,561	32,789
	Overall size 45 x 100 mm	182	9	191
	Overall size 50 x 100 mm	7,610	381	7,991
	Galvanised steel single door in powder coated paint finish (1.5 hr FRP)			
	900(W) x 2200 (H)mm (D-s3)	10,303	515	10,818
	1000(W) x 2200 (H)mm (D-s4)	40,033	2,002	42,034
	1000(W) x 2200 (H)mm (D-s6)	1,906	95	2,002
	1000(W) x 2200 (H)mm (D-s6a)	7,625	381	8,007
	Galvanised steel single door in powder coated paint finish (2.0 hr FRP)			
	900(W) x 2200 (H)mm (D-s5)	1,142	57	1,199
	1000(W) x 2200(H)mm (D-s6)	3,813	191	4,003
	1200(W) x 2200(H)mm (D-s7)	1,524	76	1,601
	Galvanised steel single door in powder coated paint finish 16 (T) mm (1.5 hr FRP)			
	900 (W) x 1950 (H) mm (D2)	16,643	832	17,475
	900 (W) x 2150 (H) mm (D3)	19,139	957	20,096
	700 (W) x 1950 (H) mm (D4)	26,552	1,328	27,880
	850 (W) x 2150 (H) mm (D18)	794	40	834
	950 (W) x 2500 (H) mm (D34)	2,058	103	2,161
	1070 (W) x 2160 (H) mm with wire glass 200 (W) x 600 (H) x 8 (T) mm (D1)	92,215	4,611	96,825
	Galvanised steel double door in powder coated paint finish (1.0 hr FRP)			
	1500(W) x 2200 (H)mm (D-07)	3,994	200	4,194
	Galvanised steel double door in powder coated paint finish (1.5 hr FRP)			
	1300(W) x 2200(H)mm (D02)	63,002	3,150	66,152
	1900(W) x 2200(H)mm (D04)	3,542	177	3,719
	1600(W) x 2200(H)mm (D06)	20,876	1,044	21,920
	1300(W) x 2200(H)mm (D10)	808	40	848
	1900(W) x 2200(H)mm (D13)	3,542	177	3,719
	Galvanised steel double door in powder coated paint finish (2.0 hr FRP)			
	1300(W) x 2200(H)mm (D3)	4,039	202	4,241
	1300(W) x 2200(H)mm (D01)	26,251	1,313	27,563

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	1900(W) x 2200(H)mm (D03)	19,183	959	20,142
	1600(W) x 2200(H)mm (D05)	22,368	1,118	23,486
	1300(W) x 2200(H)mm (D09)	1,010	50	1,060
	Timber single door in PU paint finish			
	950 (W) x 2300 (H) mm (D6)	69,819	3,491	73,310
	900 (W) x 2300 (H) mm (D8)	144,314	7,216	151,530
	950 (W) x 2300 (H) mm (D11)	6,347	317	6,665
	900 (W) x 2300 (H) mm (D12)	24,052	1,203	25,255
	800 (W) x 2300 (H) mm (D16)	37,415	1,871	39,286
	850 (W) x 2500 (H) mm (D19)	2,315	116	2,431
	900 (W) x 2500 (H) mm (D21)	2,451	123	2,574
	950 (W) x 2500 (H) mm (D22)	817	41	858
	910 (W) x 2050 (H) mm (D29)	3,387	169	3,556
	910 (W) x 2050 (H) mm (D31)	1,355	68	1,423
	850 (W) x 2300 (H) mm with louvre size 650 (W) x 300 (H) mm (D9)	65,309	3,265	68,574
	850 (W) x 2300 (H) mm with louvre size 650(W) x 300 (H) mm (D9A)	22,716	1,136	23,852
	850 (W) x 2500 (H) mm with louvre size 650(W) x 300 (H) mm (D23)	2,315	116	2,431
	Timber double door in PU paint finish			
	Overall size 1600 [800+800] (W) x 2300 (H) mm (D13)	21,380	1,069	22,449
	Overall size 1700 [850+850] (W) x 2500 (H) mm (D20)	7,099	355	7,454
	Black rubber seal to fire rated door	4,757	238	4,995
	Fire seal to fire rated door			
	Concealed on vertical sides	3,840	192	4,032
	Exposed on top	917	46	963
	Timber sliding door in PU paint finish			
	1270 (W) x 2350 (H) mm (D15)	17,339	867	18,206
	Timber sliding door in PU paint finish including concealed door pocket			
	1900 (W) x 2300 (H) mm (D36)	25,389	1,269	26,658
	1500 (W) x 2300 (H) mm (D37)	20,044	1,002	21,046
	850 (W) x 2300 (H) mm with louvre size 600 (W) x 300 (H) mm (D10)	86,763	4,338	91,101
	1000 (W) x 2500 (H) mm with louvre size 700 (W) x 300 (H) mm (D24)	2,219	111	2,330
	850 (W) x 2500 (H) mm with louvre size 600 (W) x 300 (H) mm (D25)	3,772	189	3,961
	Timber double door in PU paint finish (1.5 hr FRS)			
	Overall size 1400 [930+470] (W) x 2300 (H) mm (D7)	77,948	3,897	81,845
	Overall size 1600 [800+800] (W) x 2300 (H) mm with clear tempered glass 300 (W) x 1800 (H) x 8 (T) mm on each panel (D5)	46,478	2,324	48,802
	Overall size 1600 [800+800] (W) x 2500 (H) mm with clear tempered glass 300 (W) x 2000 (H) x 8 (T) mm on each panel (D30)	8,392	420	8,811
	Galvanised steel double door in powder coated paint finish 46 (T) mm (1.5 hr FRP) including welded steel plate door stop 40(W) x 2150 (H) x 5 (T) mm overall size 1200 [930+270] (W)x 2150 (H) mm (D17)	7,026	351	7,377
	Glass reinforced concrete			
	Single door on steel mulling 40 (T)mm, overall size 700 (H) x 2850 (H) mm (D33)	16,098	805	16,903
	Aluminium louvre door in powder coated paint finish 700 (L) x 2395 (H) mm (D32)	10,146	507	10,653
	Aluminium single door in powder coated paint finish			
	1000 (L) x 2400 (H) mm (D42)	46,478	2,324	48,802
	1000 (W) x 2565 (H) mm (D49)	1,573	79	1,652
	Aluminium frame glass single door in powder coated paint finish with tempered glass 10 (T) mm clear vision panel (G3), overall size 1700 (L) x 2565 (H) mm with door panel 810 (L) x 2525 (H) mm (D35)	2,815	141	2,956
	Aluminium frame glass sliding door in powder coated paint finish with tempered glass 10 (T) mm clear vision panel (G3)			
	Overall size 4550 (L) x 2350 (H) mm (D14)	135,164	6,758	141,922
	Overall size 3500 (L) x 2400 (H) mm (D40)	27,112	1,356	28,468

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Overall size 2530 (L) x 2400 (H) mm (D41)	19,598	980	20,578
	Overall size 3480 (L) x 2400 (H) mm (D43)	53,915	2,696	56,610
	Overall size 2600 (L) x 2400 (H) mm (D44)	40,281	2,014	42,295
	Overall size 5280 (L) x 2400 (H) mm (D45)	81,801	4,090	85,891
	Overall size 3650 (L) x 2565 (H) mm (D46)	7,554	378	7,932
	Overall size 6590 (L) x 2565 (H) mm (D47)	6,820	341	7,161
	Overall size 6260 (L) x 2565 (H) mm (D48)	6,478	324	6,802
	Overall size 5070 (L) x 2400 (H) mm (D50)	83,948	4,197	88,145
	(1800x2500) Double leave Lobby Door with WD01	2,723	136	2,859
	(800x2250) Single leave swing door with WD01	24,328	1,216	25,545
	(850x2250) Single leave swing door with WD01	96,587	4,829	101,417
	(900x2250) Single leave swing door with WD01	187,092	9,355	196,447
	(950x2250) Single leave swing door with WD01	73,734	3,687	77,421
	(1900x2250) Double Leave Door with WD01	3,450	172	3,622
	(1400x2250) 1 1/2 leave swing door with WD01	23,511	1,176	24,687
	(1500x2250) 1 1/2 leave swing door with WD01	46,296	2,315	48,611
	(850x2250) Sliding Door with WD01	37,423	1,871	39,294
	(1600x2250) Sliding Door with WD01	23,239	1,162	24,401
	(850x2250) Sliding single side casing with WD01	37,037	1,852	38,889
	(850x2250) Architrave	22	1	23
	(900x2250) Architrave	22	1	23
	(1400x2250) Architrave	24	1	25
	(850x2250)Single Swing Door with WD01	5,015	251	5,266
	(900x2500)Single Swing Door with WD01	10,893	545	11,438
	(950x2500) Single Swing Door with WD01	16,290	814	17,104
	(750x2500) Single Swing Door with WD01	2,269	113	2,383
	(1900x2500) Double Leave door with WD01	16,290	814	17,104
	(1400x2500) 1 1/2 door with WD01	1,412	71	1,483
	(1500x2500) 1 1/2 door with WD01	7,565	378	7,943
	(850x2500) Sliding single with WD01	857	43	900
	(1050x2500) Sliding single with WD01	1,059	53	1,112
	(2000x2250) Sliding Double leave (D25a)	29,049	1,452	30,501
	(1100x2500) Sliding Double leave (D25b)	1,110	55	1,165
	(800x2500) Architrave	23	1	25
	(950x2500) Architrave	72	4	76
	(1200x2500) Architrave	25	1	26
	(950x2500) Architrave	24	1	25
	(1700x2500) Glass Door Double leave Swing Door	13,717	686	14,403
	(850x2500) Glass Single leave Swing Door	1,372	69	1,440
	(5730x2900) Clear Tempered Glass Panels with single leave swing door (GL 01 with WD01)	5,363	268	5,632
	(950x2250) Single leave side casing with WD01	67,611	3,381	70,992
	(950x2500) Single leave side casing with WD01	4,599	230	4,829
	(950x2250) Single leave side casing with WD01	690	34	724
	(1020x2560) Single leave Glass Swing Door(MR01)	2,528	126	2,655
	(950x2500) Gym Glass Door Double leave (GL01 with WD01)	767	38	805
	(700x2200) Clear Tempered Glass Swing Door	3,976	199	4,175
	(745x2600) Clear Tempered Glass Swing Door	5,002	250	5,252
	(750x2200) Clear Tempered Glass Swing Door	68,168	3,408	71,576
	(2030x2500) Clear Tempered Glass Shower Screen With Glass Swing Door	6,552	328	6,880
	(1730x2300) Clear Tempered Glass Shower Screen With Glass Swing Door	164,388	8,219	172,607
	(1240x2300) Clear Tempered Glass Shower Screen With Glass Swing Door	58,914	2,946	61,859
	(2360x2600) Clear Tempered Glass Shower Screen With Glass Swing Door	3,961	198	4,159
	(10400x3000) Glear Tempered Glass panels with 1 1/2 leave glass swing door (GL 01 with WD 01)	10,070	504	10,574

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	D2a	29,681	1,484	31,165
	D3a	1,349	67	1,417
	DS1	45,871	2,294	48,165
	DS1a	1,349	67	1,417
	DS2	35,078	1,754	36,832
	DS2a	72,854	3,643	76,497
	DS2b	2,698	135	2,833
	DS6a	5,397	270	5,666
	DS18	36,427	1,821	38,249
	Total 3.0	3,116,383	155,819	3,272,202
C.4	**Ironmongery**			
	4BB hinge 127 x 89 x 3 mm, SS matt # 926.90.141 (1)	11,353	568	11,921
	Hafele mortise sashlock, bs 56/79 mm c/w strike plate and strike box #911.02.153 (2)	1,231	62	1,292
	Hafele mortise deadlock, bs 56 mm # 911.22.561 (3)	177	9	185
	Hafele thumbturn cylinder, 65 mm # 916.95.31601 (4)	1,231	62	1,292
	Hafele double cylinder, 60mm # 916.95.10602 (5)	747	37	785
	Hafele SS escutcheon (rose) # 902.52.000 (6)	2,618	131	2,749
	Hafele SS pull handle with plate # 902.20.660 (7)	1,069	53	1,123
	Hafele SS pull handle, 300 mm # 905.01.033 (8)	1,553	78	1,631
	Hafele SS pull handle,1.5 meter # 903.09.950 (9)	226	11	237
	Hafele SS lever handle # 900.52.606 (10)	13,906	695	14,601
	Hafele SS "PUSH" / "PULL" plate with handle # 995.00.181 + 987.18.300 (11)	11,636	582	12,217
	Hafele panic bar for single door, inlcuded: touch bar + lever handle #911.52.368 + 911.54.015 (12)	2,134	107	2,241
	Dorma closer TS 83, EN 6 # 931.06.449 (13)	9,889	494	10,383
	Hafele floor door stop, chrome matt #937.41.104 (14)	13,711	686	14,397
	Hafele flush bolt 305 mm + dust proof #911.62.013 + 900.16.603 (15)	270	14	284
	Total 4.0	71,751	3,588	75,339
C.5	**Floor Finishes**			
	Carpet Floor	11,269	563	11,832
	Cement and sand screed			
	Cement	33,712	1,686	35,397
	Sand	7,230	362	7,592
	Ceramic tile (Glazed/ Gloss) (F-HT 3)	138,390	6,920	145,310
	Ceramic tile to pool slab area	18,564	928	19,492
	Colour Cement	4,846	242	5,089
	Concrete slab mixed with waterproofing to ramp area	862	43	906
	Exterior stone ST-05	31,419	1,571	32,990
	Floor pattern in combination of Reconstituted Stone ST-01 & ST-02	1,285,122	64,256	1,349,378
	Floor pattern in combination of Reconstituted Stone ST-02 & ST-04	3,308	165	3,474
	Gutter 180 (W) x 100 (D) mm	89,826	4,491	94,317
	Glass bridge with GL-02	27,550	1,377	28,927
	Hardener (F-HA)	197,128	9,856	206,985
	Liquid waterproofing	17,239	862	18,101
	Marble skirting ST-03	94,590	4,730	99,320
	Metal MT-03 (Lift cab)	101	5	106
	Metal skirting MT-03	908	45	953
	Metal skirting/trim MT-06	62,757	3,138	65,895
	Paint skirting PT-07	697	35	732

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Polymer waterproof system plaster with waterproof admixture (F-Wl	161	8	169
	Reconstituted Stone ST-01 (Restroom)	77,250	3,862	81,112
	Road Marking Paint	4,640	232	4,872
	Shower area (F- SH)	18,196	910	19,106
	Stainless steel flashing to edge of balcony 200 (W) x 50 (D) mm	15,735	787	16,521
	Stone	1,894,707	94,735	1,989,442
	Threshold	7,353	368	7,721
	Timber deck (F-TD)	45,762	2,288	48,050
	Timber Floor	775,285	38,764	814,049
	Waterproofing membrance	514	26	540
	Waterproofing (WP-04) as specify to			
	Grass (F-GRA) planter box area	156	8	164
	Timber deck (F-TD) area	19,835	992	20,827
	WD02-Burma Teak/HKY 311A Closed Pore,with OSMO oil finish(Engineered Wood: 153 mm x 1200 mm x 4 mm solid wood	1,806,022	90,301	1,896,323
	WD05-Parquet Flooring in Burma Teak/HKY 311A Closed Pore,with OSMO oil finish(Engineered Wood with 4 mm solid wood top. Parquet 400 x 400 mm))	97,421	4,871	102,292
	WD07-Composite Wood Floor/#05 Teak 146 mm Wx 23 mm D x 2000/3000 mm L	31,820	1,591	33,411
	TL01-Mosaic Tile S/S Champagne Gold & Bianco Aris / 50 mm x 100 mm	231,825	11,591	243,417
	TL02-Homogeneous Tile Matt non slip Beige / 600 mm x 600 mm	13,725	686	14,412
	TL03 - Mosaic Tile, polished / 15 mm x 15 mm x 8 mm	21,950	1,097	23,047
	TL04 - Homogeneous Tile with Balza Natural Matt Chalk White , 600 mm x 600 mm	2,536	127	2,663
	TL05 - Homogeneous Tile	85,313	4,266	89,578
	TL06 - Homogeneous Tile/ Argento	122,839	6,142	128,981
	TL13 - Ceramic Tile/ Non slip white / 300 x 300 mm	2,639	132	2,771
	TL14- Mosaic Tile 15mmx15mm	27,929	1,396	29,326
	ST01 - Marble, polished.	84,506	4,225	88,731
	ST01/ST01A - Marble polished and honed marble mix (50/50)	88,947	4,447	93,395
	ST01/ST03 - Marble polished and polished (90/10)	67,097	3,355	70,451
	ST02 - Marble/ Polished/ Grey	961,523	48,076	1,009,599
	ST02/ST03 - Marble/Polished / Grey White	126,276	6,314	132,590
	ST02A - Marble/ Honed/ Grey	75,923	3,796	79,719
	ST03 - Marble/ Polished/ White	90,111	4,506	94,617
	ST03/ST01 - Marble	77,218	3,861	81,079
	ST03A - Marble/ Honed/ White	5,598	280	5,878
	RF01 - Rubber Flooring/ 0249 Carbon/ Vinyl with polyurethane treatment, 100% recyclable content	484	24	508
	RF02 - Rubber Flooring/ 0675 Pastel Green/ High density foam backing reinforced with a glass fibre top,100% recylable	646	32	678
	CPT01 - Carpet Tile 59511/ 11514 ,foil	3,087	154	3,242
	CPT02 - Wall to Wall Carpet/ Axminster	6,522	326	6,848
	CPT03 - Wall to Wall Carpet/ Axminster	11,428	571	11,999
	CPT04 - Wall to Wall Carpet/ Axminster (handtufted)	10,318	516	10,834
	Skirting, 150mm high - ST-01	4,183	209	4,392
	Skirting, 200 mm high - Timber	350,189	17,509	367,699
	F-HT1 Natural Hues-Eco Body Ceramic (Cinder QH08.1)	169,777	8,489	178,265
	F-HT2 Natural Hues-Eco Body Ceramic (Pebble QH18.1)	81,859	4,093	85,951
	F-ST 2 to corridor area - reconstituted stone	7,444	372	7,816
	Total 5.0	9,552,267	477,613	10,029,881

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
C.6	**Ceiling Finishes**			
	Ceiling bulkhead - GB1			
	300 mm high	127	6	133
	400 mm high	629	31	661
	500 mm high	1,664	83	1,747
	Ceiling bulkhead - GB2			
	100 mm high	18	1	19
	400 mm high	2,526	126	2,652
	Ceiling bulkhead - GB4			
	100 mm high	1,933	97	2,029
	150 mm high	576	29	605
	200 mm high	10,119	506	10,625
	250 mm high	656	33	688
	300 mm high	1,325	66	1,392
	350 mm high	106	5	111
	400 mm high	9,118	456	9,574
	450 mm high	218	11	229
	500 mm high	1,059	53	1,112
	850 mm high	154	8	162
	Cornice	245,886	12,294	258,180
	Drywall ceiling system gypsum plaster on conceal frame (GB 4)	352,093	17,605	369,698
	Emulsion Paint (C-IP)	2,111	106	2,216
	Escalator cladding with glass GL-02 and metal trim MT-06	242,886	12,144	255,030
	Fire resistant drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB1)	123,217	6,161	129,378
	Glass reinforced concrete ceiling system 40 (T) mm on metal conceal frame (GRC)	167,434	8,372	175,806
	Gold leaf special finish SF-01	1,210	61	1,271
	Gypsum board ceiling with paint PT-01/PT-01A/PT-02	148,875	7,444	156,319
	Mastic and emulsion paint in white color (C-IP)	21,141	1,057	22,198
	Metal MT-05	1,054	53	1,107
	Moisture resistant drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB2)	109,599	5,480	115,079
	Moisture resistant gypsum board ceiling with paint PT-01/PT-01A/PT-0	9,824	491	10,315
	PT01 - Gypsum board ceiling with paint (Dulux:Crystal 50BG 83009)	625,815	31,291	657,106
	PT02 - Moisture Resistant Gypsum board ceiling with paint (Dulux:Crystal 50BG 83009)	126,344	6,317	132,661
	PT04 - Gypsum board ceiling with paint (Dulux:Inspiration White)	882	44	926
	PT05 - Gypsum board ceiling with paint (Lezard Surface Finish)	31,406	1,570	32,977
	PT11 - Gypsum board ceiling with paint (Dulux, cosmic crescent 50BB 26/105)	1,192	60	1,252
	Provision for bulkhead, light coves, etc.	219,823	10,991	230,814
	Skim coat sealer (C-SC)	40,492	2,025	42,516
	Silicate concrete sealer (C-WP)	161	8	169
	Unfinished ceiling area (CS)	741	37	778
	WD09 - Timber Plank at penthouse roof unit (JF7040-30x15)	67,481	3,374	70,855
	Total 6.0	2,569,896	128,495	2,698,391
C.7	**Wall Finishes**			
	Corner column façade	-	-	-
	Overall size 3220 [1610+1610] (G) x 270 (D) x 900 (H) mm	37,415	1,871	39,286
	Overall size 3220 [1610+1610] (G) x 270 (D) x 1065 (H) mm	2,085	104	2,189
	Overall size 3220 [1610+1610] (G) x 270 (D) x 2400 (H) mm	38,194	1,910	40,104
	Overall size 3220 [1610+1610] (G) x 270 (D) x 2565 (H) mm	4,034	202	4,235

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Overall size 1550 (L) x 270 (D) x 900 (H) mm	18,010	901	18,911
	Overall size 1550 (L) x 270 (D) x 1065 (H) mm	2,007	100	2,108
	Overall size 1550 (L) x 270 (D) x 2400 (H) mm	18,385	919	19,305
	Overall size 1550 (L) x 270 (D) x 2565 (H) mm	1,942	97	2,039
	Overall size 920 (L) x 250 (D) x 2400 (H) mm	33,094	1,655	34,749
	Overall size 920 (L) x 250 (D) x 2565 (H) mm	69,902	3,495	73,397
	Overall size 2650 [1250+1400] (G) x 250 (D) x 2400 (H) mm	111,620	5,581	117,201
	Overall size 2650 [1250+1400] (G) x 250 (D) x 2565 (H) mm	3,277	164	3,441
	Overall size 1220 (L) x 250 (D) x 2400 (H) mm	58,524	2,926	61,451
	Overall size 1220 (L) x 250 (D) x 2565 (H) mm	7,543	377	7,920
	Emulsion paint (W-EP)	1,449	72	1,521
	Glass GL-03	55,908	2,795	58,703
	Glass GL-04	172,102	8,605	180,707
	Glass GL-06	14,015	701	14,716
	Glass GL-08	103,059	5,153	108,211
	Glass reinforced concrete cladding (W-GRC 1)	56,484	2,824	59,308
	Glass reinforced concrete cladding (W - GRC 2)	466,999	23,350	490,349
	Emulsion paint (W-IP)	76,014	3,801	79,815
	Horizontal façade capping	-	-	-
	530 (H) mm	72,916	3,646	76,562
	695 (H) mm	19,204	960	20,165
	Overall size 300 (W) x 900 (H) mm	502,060	25,103	527,163
	Overall size 300 (W) x 1065 (H) mm	42,130	2,106	44,236
	Marble ST-03	169,391	8,470	177,860
	Metal MT-04	1,452	73	1,525
	Metal MT-06	57,699	2,885	60,584
	Metal MT-08	303	15	318
	Paint PT-01	323	16	339
	Plaster 20 (T) mm			
	Cement	105,344	5,267	110,611
	Sand	22,593	1,130	23,723
	Parapet wall façade capping overall size 700 (H) x 100 (D) mm	56,161	2,808	58,969
	PL-02 (Foodcourt)	4,236	212	4,448
	Polymer modified waterproof system with waterproof admixture (W	550	27	577
	Reconstituted stone ST-01	142,755	7,138	149,892
	Waterproofing membrane to light weight concrete block wall (W2.2)	1,818	91	1,908
	Waterproofing layer (W3.3)	16,032	802	16,834
	Wall covering WC-01	41,104	2,055	43,159
	Wood veneer WD-03	2,530	126	2,656
	W-HT2 Natural Hues - Eco Body Ceramic (Carnation QH48*2)	58,551	2,928	61,479
	WD01 - Wood Veneer (HKY 5235A) Closed Pore, 20% gloss finish	48,169	2,408	50,578
	WD02 - Burma Teak (HKY) 311A Closed pore with OSMO oil finish Engineered Wood:153 mm x 1200 mm x 4 mm solid wood top	4,654	233	4,886
	WD04 - Wood Veneer/ Semi Gloss, closed pore	14	1	14
	WC01 - Wall Covering (7567 Charcoal)	2,305	115	2,420
	WC02 - Wall Covering (7723 Metallic Melange)	3,590	179	3,769
	WC03 - Wall Covering (7569 Serene Grey)	3,913	196	4,108
	WC04 - Wall Covering (20023-03, Gold Bullion)	25,062	1,253	26,315
	WC05 - Wall Covering (26003 Quartz)	99,162	4,958	104,120
	UP02 - Wall Panelling	4,731	237	4,967
	UP04 - Padded Panelling	1,393	70	1,462
	TL01 - Mosaic tile/ Stainless steel and natural marble (50 mm x 100 mı	11,329	566	11,895
	TL02 - Homogeneous tile 600 mm x 600 mm	46,976	2,349	49,324
	TL03 - Mosaic Tile/ White marble , polished(15 mm x 15 mm x 8mm)	3,252	163	3,414

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	TL04 - Homogeneous tile/ Natural, Matt (600 mm x 600 mm)	7,090	355	7,445
	TL05 - Homogeneous Tile/ Natural	48,363	2,418	50,781
	TL06 - Homogeneous Tile/ Grip	3,747	187	3,934
	TL07 - Hexagonal White Ceramic Tile/ Matte, white (30 mm x 30 mm x	13,576	679	14,255
	TL08/09/10 - Ceramic Tile/ Polished, white (14,5 cm x 14.5 cm)	78,013	3,901	81,914
	TL11 - Mosaic Tile (MW 127 C) Metal and ceramic (Approx: 85mm L x 55 mm H)	1,193	60	1,253
	TL12 - Brick Tile (7767 GSOC) White, polished (15 cm x 7.5 cm)	5,053	253	5,306
	TL13 - Ceramic Tile (FT-TCM-130-Lily)/ Non-Slip,, white (300mm x 300mm	224	11	235
	TL14 - Mosaic Tile 15 mm x 15 mm	5,586	279	5,865
	TL15 - White ceramic tile/ Polished, White (300 mm x 300 mm)	403	20	424
	ST01 - Marble (AWG-20)/ Polished	38,298	1,915	40,213
	ST02 - Marble/ Polished, Grey	1,318,649	65,932	1,384,582
	ST03 - Marble/ Polished,White	92,291	4,615	96,906
	ST04 - Reconstituted Stone (EXC-FUQ-N2228)/ Grey/Marblized, Polished	891	45	935
	ST05 - Reconstituted Stone (EXC-SZB-03SW)/ White, Polished	77	4	81
	ST07 - Bush hammered marble/ Natural	6,176	309	6,485
	ST09 - Sandstone	8,019	401	8,420
	ST10 - Reconstituted Stone (EXC-FUQ-U1116)/ Grey Mirrors, Polished	393	20	413
	PT01 - Emulsion Paint	143	7	150
	PT02 - Emulsion paint - Anti Bacterial & Mould Resistant/ Low Sheen	9,894	495	10,389
	PT03 - Emulsion Paint/ Matte	1,164	58	1,222
	PT04 - Emulsion Paint/ Matte	294	15	308
	PT06 - Emulsion Paint/ Matte	3,565	178	3,743
	PT07 - Brushed Lacquer/ Flat , semi-gloss	13,385	669	14,054
	PT08 - Emulsion Paint	84,149	4,207	88,357
	PT012 - Emulsion Paint/ Matte	352	18	370
	PT13 - Emulsion paint with hygiene system	44	2	46
	PT14 - Emulsion paint with hygiene system/ Matte	158	8	166
	PT15 - Emulsion Paint/ Matte	1,105	55	1,160
	PT16 - Emulsion Paint/ Matte	8,742	437	9,179
	PT17 - Paint (Brushed Lacquer)/ Flat, semi-gloss	40	2	42
	PT18 - Paint (Brushed Lacquer)/ Flat, semi-gloss	27	1	28
	PT19 - Emulsion Paint	398	20	418
	MT03 - Hairline Nickel Silvered/ Hairline Nickel Silver Coloured	11,382	569	11,952
	MR01 with WD01 finished Frame - Clear Tempered Mirror	6,354	318	6,672
	MR01 - Clear Tempered Mirror	6,052	303	6,354
	GL01 - Clear Tempered Glass	18,912	946	19,858
	GL01 (frameless) - Clear Tempered Glass	5,548	277	5,825
	GL01 with WD01 frame - Clear Tempered Glass	13,617	681	14,297
	GL02 - Laminated Glass/ Clear glass with silvered pattern	2,455	123	2,577
	GL04 - Coloured backed glass	5,885	294	6,179
	Timber Trimming	142,672	7,134	149,805
	Provision for wall decorations	443,807	22,190	465,997
	Total 7.0	5,331,950	266,597	5,598,547
C.8	**Staircase finishes**			
	Hardener (F-HA)			
	Floor	1,916	96	2,012
	Tread	4,741	237	4,978
	Riser	874	44	917
	Nosing	12,721	636	13,357
	Skim coat to ceiling	3,853	193	4,046
	Emulsion paint (W-IP)	3,737	187	3,924
	Stone			
	Tread	1,323	66	1,389
	Riser	1,820	91	1,911
	Total 8.0	30,985	1,549	32,534
C.9	**Sanitary Fittings**			

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Water closet	67,216	3,361	70,576
	Water closet with wash-let function	741,349	37,067	778,417
	Water closet with wash-let function (penthouse)	13,314	666	13,980
	Water Closet - maid's room	45,534	2,277	47,811
	Water Closet cubicle	100,864	5,043	105,907
	Shower cubicle	244,494	12,225	256,719
	Bathtub with turbo	953,163	47,658	1,000,821
	Bathtub	61,325	3,066	64,391
	Bathtub faucets - penthouse	4,035	202	4,236
	Bathtub faucets	58,098	2,905	61,002
	Handheld Shower	37,844	1,892	39,736
	Thermostatic valve	59,389	2,969	62,358
	Thermostatic valve - penthouse	5,043	252	5,295
	Rain Shower	242	12	254
	Body jet shower - penthouse	9,683	484	10,167
	Bidet - penthouse	1,188	59	1,248
	Wash basin	38,732	1,937	40,668
	Wash basin - penthouse	1,452	73	1,525
	Wash basin faucets	227,549	11,377	238,926
	Wash basin faucets - penthouse	11,781	589	12,370
	Wash basin faucets - maid's room	3,195	160	3,355
	Wash basin faucets - shrine room	36,614	1,831	38,444
	Shower fittings	46,666	2,333	48,999
	Spray hose	17,147	857	18,004
	Towel holder	88,938	4,447	93,385
	Paper holder	72,695	3,635	76,329
	Robe hooks	64,706	3,235	67,941
	Floor drain	25,216	1,261	26,477
	Shaving mirror	4,509	225	4,734
	Total 9.0	3,041,978	152,099	3,194,077
C.10	**Milwork and sundries**			
	Railing (GS) 1000 (H) mm floor mounted as drawing ARC-DD-PD-605 comprising: (1) Galvanised steel handrail 60 (Dia) mm with epoxy paint (2) Galvanised steel intermediate rail 12 (Dia) mm (In 4 No.) with epoxy paint (3) 8 x 40 mm Galvanized steel handrail with epoxy paint (4) All necessary fittings and accessories	143,791	7,190	150,981
	Railing (GS) 1000 (H) mm wall mounted as drawing ARC-DD-PD-605 Comprising: (1) Galvanised steel handrail 60 (Dia) mm with epoxy paint (2) 16 (Dia) mm stainless steel Anchor (3) 50 (Dia) mm stainless steel Anchor (4) All necessary fittings and accessories	444	22	466
	900 mm high tempered glass	3,954	198	4,152
	All necessary fittings and accessories	151	8	159
	Counter Top	-	-	-
	ST05 - 1050 mm width (White, Polished)	456	23	478
	ST03 - 200 mm width (Ascot White)	272	14	285
	ST04 - 200 mm width (Grey /Marblized,Polished)	67	3	70
	ST02 - 230 mm width (Grey / Polished)	1,334	67	1,401
	ST03 - 230 mm width (Ascot White)	8,198	410	8,608
	ST04 - 230 mm width (Grey /Marblized,Polished)	192	10	202
	ST05 - 230 mm width (White, Polished)	4,059	203	4,262
	ST03 - 400 mm width (Ascot White)	544	27	571

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	ST05 - 500 mm width (White, Polished)	77	4	81
	ST05 - 525 mm width (White, Polished)	233	12	245
	ST10 - 525 mm width (Grey/ Mirror Polished)	314	16	330
	ST03 - 600 mm width (Ascot White)	916	46	961
	ST04 - 600 mm width (Grey /Marblized,Polished)	963	48	1,011
	ST05 - 600 mm width (White, Polished)	604	30	635
	ST04 - 620 mm width (Grey /Marblized,Polished)	476	24	500
	ST04 - 630 mm width (Grey /Marblized,Polished)	1,020	51	1,071
	ST05 - 630 mm width (White, Polished)	31,332	1,567	32,898
	ST02 - 647 mm width (Grey / Polished)	4,504	225	4,729
	ST03 - 647 mm width (Ascot White)	47,920	2,396	50,316
	ST05 - 647 mm width (White, Polished)	13,626	681	14,307
	ST05 - 650 mm width (White, Polished)	931	47	978
	ST03 - 650 mm width (Ascot White)	4,284	214	4,498
	ST05 - 660 mm width (White, Polished)	2,929	146	3,075
	ST03 - 670 mm width (Ascot White)	1,217	61	1,278
	ST05 - 900 mm width (White, Polished)	7,586	379	7,966
	Cabinet - Floor Unit	-	-	-
	PT10 - 400 mm widtH () x 585 mm H (Brushed Lacquer)	3,873	194	4,067
	PT10 - 400 mm widtH () x 585 mm H (Brushed Lacquer)	3,873	194	4,067
	WD01 - 525 mm widtH () x 850 mm H (HKY 5235A)	12,071	604	12,675
	WD01 - 500 mm widtH () x 500 mm H (HKY 5235A)	10,651	533	11,184
	WD01 - 500 mm widtH () x 850 mm H (HKY 5235A)	4,616	231	4,846
	WD01 - 500 mm widtH () x 1120 mm H (HKY 5235A)	3,550	178	3,728
	WD01 - 620 mm widtH () x 850 mm H (HKY 5235A)	12,249	612	12,861
	WD01 - 630 mm widtH () x 700 mm H (HKY 5235A)	73,848	3,692	77,541
	PT07 - 630 mm widtH () x 850 mm H (Brushed Lacquer)	6,455	323	6,778
	WD01 - 630 mm widtH () x 850 mm H (HKY 5235A)	670,707	33,535	704,243
	PT07 - 630 mm widtH () X 900 mm H (Brushed Lacquer)	64,843	3,242	68,085
	PT09 - 630 mm widtH () X 900 mm H (Brushed Lacquer)	429,147	21,457	450,605
	PT10 - 630 mm widtH () X 900 mm H (Brushed Lacquer)	1,609,173	80,459	1,689,632
	WD01 - 630 mm widtH () X 900 mm H (HKY 5235A)	27,409	1,370	28,780
	WD01 - 647 mm widtH () x 850 mm H (HKY 5235A)	340,839	17,042	357,881
	PT07 - 650 mm widtH () x 900 mm H (Brushed Lacquer)	62,132	3,107	65,239
	PT07 - 650 mm widtH () x 2130 mm H (Brushed Lacquer)	35,601	1,780	37,381
	PT09 - 660 mm widtH () x 900 mm H (Brushed Lacquer)	184,879	9,244	194,123
	WD01 - 670 mm widtH () x 1050 mm H (HKY 5235A)	8,876	444	9,320
	PT07 - 600 mm widtH () x 850 mm H (Brushed Lacquer)	8,134	407	8,540
	WD01 - 600 mm widtH () x 850 mm H (HKY 5235A)	13,847	692	14,539
	PT07 - 600 mm widtH () x 900mm H (Brushed Lacquer)	26,789	1,339	28,129
	PT10 - 600 mm widtH () x 900mm H (Brushed Lacquer)	31,954	1,598	33,551
	PT10 - 900 mm widtH () x 900 mm H (Brushed Lacquer)	430,697	21,535	452,231
	Cabinet - Wall Unit	-	-	-
	PT09 - 0.18X0.265,PT09 (Brushed Lacquer)	429,147	21,457	450,605
	PT07 - 0.32X0.584,PT07 (Brushed Lacquer)	26,789	1,339	28,129
	PT10 - 0.35X0.39,PT10 (Brushed Lacquer)	3,873	194	4,067
	WD01 - 0.35x0.57,WD01 (HKY 5235A)	8,512	426	8,938
	PT07 - 0.35X0.58,PT07 (Brushed Lacquer)	48,027	2,401	50,429
	PT09 - 0.35X0.58,PT09 (Brushed Lacquer)	429,147	21,457	450,605
	PT07 - 0.35X0.785,PT07 (Brushed Lacquer)	43,573	2,179	45,752
	PT09 - 0.35X0.785,PT09 (Brushed Lacquer)	184,879	9,244	194,123
	PT07 - 0.35X0.79,PT07 (Brushed Lacquer)	9,941	497	10,438
	WD01 - 0.35x2.5,WD01 (HKY 5235A)	3,728	186	3,914
	PT07 - 0.5X0.585,PT07 (Brushed Lacquer)	16,138	807	16,945
	PT10 - 0.6 X 0.585,PT10 (Brushed Lacquer)	38,861	1,943	40,804

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	PT10 - 0.63X0.265,PT10 (Brushed Lacquer)	255,113	12,756	267,868
	PT10 - 0.63X0.58,PT10 (Brushed Lacquer)	1,864,286	93,214	1,957,500
	PT10 - 0.66X0.33,PT07 (Brushed Lacquer)	6,197	310	6,507
	WD01 - 0.6X2.13,WD01 (HKY 5235A)	8,201	410	8,612
	Mirror Cabinet (800 x 120 x 1550 H) MR01 with MT01	14,460	723	15,183
	Mirror Cabinet (800 x 120 x 1150 H) MR01 with MT02	2,711	136	2,847
	Mirror Cabinet (800 x 120 x 1150 H) MR01 with MT01	1,807	90	1,898
	Mirror Cabinet (2300 x 140 x 1150 H) MR01 with MT02	7,795	390	8,184
	Mirror Cabinet (2400 x 140 x 1150 H) MR01 with MT01	173,518	8,676	182,194
	Mirror Cabinet (1200 x 140 x 1150 H) MR01 with MT01	134,205	6,710	140,916
	Mirror Cabinet (2150 x 140 x 1150 H) MR01 with MT01	233,165	11,658	244,823
	Mirror Cabinet (2800 x 140 x 1150 H) MR01 with MT01	101,219	5,061	106,280
	Wardrobe with WD01 finish	-	-	-
	1.8x0.64x2.4	5,810	290	6,100
	1.8x0.64x2.4	5,810	290	6,100
	1.27x0.64x2.4	16,396	820	17,216
	0.74x0.64x2.32	2,388	119	2,508
	0.57x0.64x2.4	1,840	92	1,932
	1.64x0.64x2.4	89,987	4,499	94,486
	3.95x0.64x2.4	12,749	637	13,387
	5.6x0.63x2.32	54,224	2,711	56,936
	1.9x0.63x2.32	9,199	460	9,659
	1.9x0.64x2.32	9,199	460	9,659
	1.6x0.63x2.32	7,746	387	8,134
	1.6x0.63x2.32	15,493	775	16,267
	1.0x0.64x2.5	6,455	323	6,778
	0.56 x 0.29x2.86	1,807	90	1,898
	0.87x0.64x2.4	44,929	2,246	47,175
	1.57x0.64x2.4	81,078	4,054	85,132
	2.04x0.64x2.4	105,350	5,268	110,618
	2.47x0.64x2.4	127,556	6,378	133,934
	0.98x0.64x2.4	50,609	2,530	53,140
	1.94x0.64x2.4	100,186	5,009	105,195
	2.4x0.64x2.4	123,941	6,197	130,139
	0.92x0.64x2.4	47,511	2,376	49,886
	3.66x0.64x2.4	185,912	9,296	195,208
	2.8x0.64x2.4	144,598	7,230	151,828
	1.25x0.64x2.4	64,553	3,228	67,780
	4.513x0.64x2.6	14,566	728	15,295
	1.05x0.9x2.4	108,449	5,422	113,871
	0.71x0.9x2.4	36,666	1,833	38,499
	1.51x0.75x2.4	77,980	3,899	81,879
	0.62x0.64x2.4	64,036	3,202	67,238
	2.03x0.64x2.5	104,834	5,242	110,076
	1.25x0.64x2.4	64,553	3,228	67,780
	1.05x0.9x2.4	54,224	2,711	56,936
	Closet with Paint finish(paint measured separately)	-	-	-
	1.27x0.7x2.32	6,149	307	6,456
	0.87x1.24x2.32	4,212	211	4,423
	Ceiling hung cabinet above Penthouse Kitchen island with GL 01 and MT 01 finish [2705 (L) x 350 (W) x 1.375 (H)]	8,731	437	9,167
	Railing with WD01 finish At L4-Gym and Yoga Room	4,690	235	4,925
	Pool Reception with ST05(500 mm width 750 mm H)	10,046	502	10,548
	Mirror	14,316	716	15,032
	250 mm width seat at L4 - Rest room (TL02 with MT02)	568	28	596
	410 mm width Wood Bench (WD01) at L4 - Changing Room	968	48	1,017

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	350 mm width 1m H with WD01(Decorative Wall) at L4 - Changing Roo	568	28	596
	Art Work At Basement And L1	16,138	807	16,945
	Stone Counter Top with low cabinet with WD01 finishe at L1 Entrance Lobby (size - 650 mm width x 850 mm H)	31,470	1,573	33,043
	Decorative Mirror wall (MR 01 and MR 02) with MT01 frame at L1 Entrance Lobby (size - 4560 mm x 4950 mm)	15,937	797	16,734
	Mail Box at Mail Room (1960 mm L x 240 mm width x 1550 H) At L1	16,138	807	16,945
	Kitchen Appliances			
	Cooker hob	71,170	3,558	74,728
	Hood	46,458	2,323	48,781
	Refrigerator	306,424	15,321	321,745
	Microwave oven	98,847	4,942	103,789
	Double oven	148,270	7,413	155,683
	Dishwasher	118,616	5,931	124,547
	Built-in waste bin	29,852	1,493	31,344
	Double bowl sink with faucet	124,052	6,203	130,255
	Washing machine	49,423	2,471	51,894
	Dryer	29,654	1,483	31,137
	Total 10.0	11,397,239	569,862	11,967,101
C.11	**Misceallaneous**			
	AV Equipment	66,354	3,318	69,672
	Specialist Signages	49,766	2,488	52,254
	Other Signages	158,852	7,943	166,795
	Sub Total (11.0)	274,972	13,749	288,721
	Summary			
D.	**ME Services**			
D.1	Security System	434,968	21,748	456,716
D.2	Electrical and communication system	5,303,462	265,173	5,568,635
D.3	Sanitary and Fire protection System	1,950,360	97,518	2,047,878
D.4	Air-conditioning & Ventilation System	4,115,291	205,765	4,321,056
D.5	Lift & Escalator System	1,101,756	55,088	1,156,843
	TOTAL (D.)	**12,905,837**	**645,292**	**13,551,128**
D.	**ME Services**			
D.1	**Security System**			
Jan/00	CCTV & Network Equipment	135,819	6,791	142,610
Jan/00	Access control equipment	45,308	2,265	47,574
Jan/00	Electronic Key Management System	9,279	464	9,743
Jan/00	Video Intercom	109,901	5,495	115,396
Jan/00	Enclosures	10,126	506	10,633
Jan/00	Vehicle Control	9,279	464	9,743
Jan/00	Control Room Equipment	11,367	568	11,936
Jan/00	Servers, workstations, software	103,887	5,194	109,081
	Total (1.0)	**434,968**	**21,748**	**456,716**
D.1	**Security System**			

Landmark Project Yangon, Myanmar

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
Jan/00	CCTV & Network Equipment			
	CCTV & Network Equipment	135,819	6,791	142,610
	Sub Total (1.1)	135,819	6,791	142,610
Jan/00	Access control equipment			
	Access control equipment	45,308	2,265	47,574
	Sub Total (1.2)	45,308	2,265	47,574
Jan/00	Electronic Key Management System			
	Electronic Key Management box	9,279	464	9,743
	Sub Total (1.3)	9,279	464	9,743
Jan/00	Video Intercom			
	Video Intercom	109,901	5,495	115,396
	Sub Total (1.4)	109,901	5,495	115,396
Jan/00	Enclosures			
	Enclosures	10,126	506	10,633
	Sub Total (1.5)	10,126	506	10,633
Jan/00	Vehicle Control			
	Rising arm barrier	9,279	464	9,743
	Sub Total (1.6)	9,279	464	9,743
Jan/00	Control Room Equipment			
	Control Room Equipment	11,367	568	11,936
	Sub Total (1.7)	11,367	568	11,936
Jan/00	Servers, workstations, software			
	Servers, workstations, software	103,887	5,194	109,081
	Sub Total (1.8)	103,887	5,194	109,081
D.2	**Electrical and communication system**			
Jan/00	Switch gear	136,335	6,817	143,152
Jan/00	Transformer and generator set	780,686	39,034	819,720
Jan/00	Main distribution board and essential main distribution board	218,673	10,934	229,606
Jan/00	Distribution board and panel board	324,437	16,222	340,659
Jan/00	Busduct	311,526	15,576	327,103
Jan/00	Cable and raceways	336,649	16,832	353,481
Jan/00	Lighting fixture	1,824,755	91,238	1,915,993
Jan/00	Switches and outlets	106,061	5,303	111,364
Jan/00	Telephone and computer system	215,053	10,753	225,806
Jan/00	MATV system	107,167	5,358	112,525
Jan/00	Fire alarm system	427,216	21,361	448,577
Jan/00	Public address	64,914	3,246	68,159
Jan/00	Lighting control system	111,476	5,574	117,050
Jan/00	Lightning protection and grounding system	84,438	4,222	88,660
Jan/00	External Landscape Lighting	31,518	1,576	33,094
Jan/00	Network room controller system	46,830	2,341	49,171

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
Jan/00	Façade lighting	121,523	6,076	127,599
Jan/00	Home management system	45,619	2,281	47,900
Jan/00	Fire barrier, Testing and Miscellaneous	8,586	429	9,015
	Total (2.0)	**5,303,462**	**265,173**	**5,568,635**
D.2	**Electrical and communication system**			
Jan/00	Switch gear			
	SF6 switch gear w/terminator kits	90,979	4,549	95,528
	XLPE 3C-95 sq.mm, 12kv	2,108	105	2,213
	IMC Ø 100mm	885	44	930
	Fitting and accessories	42,363	2,118	44,481
	Sub Total (2.1)	136,335	6,817	143,152
Jan/00	Transformer and generator set			
	Dry type transformer 1,600 kVA, 11kV	106,916	5,346	112,261
	Generator set 1,600kVA (stand by) complete with : - GCP., fuel day tank - Air inlet / outlet louver w/sound attenuator etc.	572,906	28,645	601,552
	Synchronizing Panel	100,864	5,043	105,907
	Sub Total (2.2)	780,686	39,034	819,720
Jan/00	Main distribution board and essential main distribution board			
	EMDB 1	55,354	2,768	58,122
	EMDB 2	58,420	2,921	61,341
	Tie panel	30,259	1,513	31,772
	Capacitor Bank (1600A)	74,639	3,732	78,371
	Sub Total (2.3)	218,673	10,934	229,606
Jan/00	Distribution board and panel board			
	Distribution board	124,264	6,213	130,477
	Panel board	53,660	2,683	56,343
	Load panel	101,872	5,094	106,966
	Dual kWh hour meter	14,718	736	15,454
	Switch disconnector	504	25	530
	Hanger support and accessories	29,419	1,471	30,890
	Sub Total (2.4)	324,437	16,222	340,659
Jan/00	Busduct			
	Cu Busduct			
	3,200A CU busduct feeder			
	CU busduct (TR - EMDB)	110,391	5,520	115,911
	Elbow	3,026	151	3,177
	Flanged end	3,782	189	3,972
	Hanger support and accessories	1,135	57	1,191
	AL Busduct			
	2,500A AL busduct feeder			
	AL busduct (EMDB - Condo Riser)	142,726	7,136	149,863
	Elbow	2,522	126	2,648
	Flanged end	2,522	126	2,648
	Hanger support and accessories	9,885	494	10,379

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	1,350A AL busduct feeder			
	AL busduct (EMDB - Cap Bank)	4,739	237	4,976
	Elbow	874	44	918
	Flanged end	420	21	441
	End enclosure	17	1	18
	Hanger support and accessories	134	7	141
	PIU - MCCB 500A	3,847	192	4,039
	PIU - MCCB 400A	24,990	1,250	26,240
	PIU - MCCB 100A	516	26	542
	Sub Total (2.5)	311,526	15,576	327,103
Jan/00	Cable and raceways			
	Cable			
	THW 185 sq.mm	25,021	1,251	26,272
	THW 120 sq.mm	26,676	1,334	28,010
	THW 95 sq.mm	2,944	147	3,091
	THW 70 sq.mm	31,789	1,589	33,379
	THW 50 sq.mm	14,699	735	15,434
	THW 35 sq.mm	6,817	341	7,158
	THW 25 sq.mm	15,936	797	16,733
	THW 16 sq.mm	2,505	125	2,631
	THW 10 sq.mm	992	50	1,042
	THW 6 sq.mm	920	46	966
	FR 240 sq.mm	40,668	2,033	42,702
	FR 120 sq.mm	50,041	2,502	52,543
	FR 70 sq.mm	5,113	256	5,368
	FR 50 sq.mm	14,137	707	14,844
	FR 25 sq.mm	1,841	92	1,933
	FR 10 sq.mm	121	6	127
	Accessories	10,086	504	10,591
	Raceways			
	IMC Ø 100 mm	5,272	264	5,536
	IMC Ø 80 mm	5,335	267	5,602
	IMC Ø 65 mm	8,575	429	9,003
	EMT Ø 50 mm	11,592	580	12,171
	EMT Ø 40mm	6,316	316	6,632
	EMT Ø 25mm	406	20	427
	uPVC Ø 16mm	32,465	1,623	34,089
	Flexible conduit Ø 16m	6,294	315	6,609
	Pull box, fitting support and accessories	10,086	504	10,591
	Sub Total (2.6)	336,649	16,832	353,481
Jan/00	Lighting fixture			
	Self contain emergency light	40,171	2,009	42,180
	Lighting fixture	1,779,238	88,962	1,868,200
	Beacon Lighits	303	15	318
	Hander support and accessories	5,043	252	5,295
	Sub Total (2.7)	1,824,755	91,238	1,915,993
Jan/00	Switches and outlets			
	Switch 1 way	15,393	770	16,163
	Switch 2 way	17,894	895	18,789
	Std.power sockets, outlets, various connections	69,243	3,462	72,705
	Junction box and accessories	3,530	177	3,707
	Sub Total (2.8)	106,061	5,303	111,364
Jan/00	Telephone and computer system			
	MDF	13,314	666	13,980

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Data Rack	10,971	549	11,519
	Data Rack 3U (Apartment)	84,109	4,205	88,315
	Telephone outlet (RJ45)	2,130	107	2,237
	Computer outlet (RJ45)	2,130	107	2,237
	IPIV outlet	1,210	61	1,271
	Support and accessories	2,017	101	2,118
	Wiring and raceways			
	Wireway 200 x 100 mm (epoxy powder paint)	1,662	83	1,745
	Wireway 100 x 100 mm (epoxy powder paint)	16,643	832	17,475
	50 pair UTP CAT6	7,611	381	7,991
	25 pair UTP CAT6	8,230	412	8,642
	Fiber optic 6C 50/125µ (multi mode)	3,437	172	3,609
	UTP CAT6	20,173	1,009	21,181
	EMT Ø 20mm	11,620	581	12,200
	EMT Ø 16mm	27,274	1,364	28,637
	Pull box, fitting support and accessories	2,522	126	2,648
	Sub Total (2.9)	215,053	10,753	225,806
Jan/00	MATV system			
	Satellite dish	1,110	55	1,165
	Head end and receiver	2,219	111	2,330
	IPTV Rack	914	46	960
	Amplifier	3,555	178	3,733
	4 Way Splitter	8,521	426	8,947
	Automatic Voltage Stabilizer	403	20	424
	TV outlet	4,238	212	4,450
	Set top box	3,439	172	3,611
	Support and accessories	1,775	89	1,864
	Wiring and raceways			
	RG 11	965	48	1,013
	RG 6	20,980	1,049	22,029
	IMC Ø 65 mm	4,500	225	4,725
	EMT Ø 20mm	11,498	575	12,073
	EMT Ø 15mm	27,919	1,396	29,315
	Pull box, fitting support and accessories	15,130	756	15,886
	Sub Total (2.10)	107,167	5,358	112,525
Jan/00	Fire alarm system			
	Smoke detector (addressable type)	221,102	11,055	232,157
	Fire alarm speaker	18,204	910	19,114
	Fire alarm telephone outlet	363	18	381
	Repeater fire control panel (SFCP)	24,207	1,210	25,418
	Fire alarm control panel w/battery back up	31,066	1,553	32,619
	Graphic annunciator	3,228	161	3,389
	Fire alarm PC workstation and printer	1,695	85	1,779
	Fire alarm module panel	18,849	942	19,792
	Automatic Voltage Stabilizer	403	20	424
	UPS	484	24	508
	Support and accessories	3,026	151	3,177
	Wiring and raceways			
	Wireway 100 x 100 mm (epoxy powder paint)	1,247	62	1,309
	Wireway 50 x 100 mm (epoxy powder paint)	13,314	666	13,980
	Twisted pair w/shield FRC	25,176	1,259	26,434

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	FR 2C-2.5 sq.mm	11,329	566	11,895
	THW 1.5 sq.mm	20,915	1,046	21,961
	IMC Ø 20 mm	7,514	376	7,890
	EMT Ø 15mm	20,980	1,049	22,029
	Flexible conduit Ø 16m	1,089	54	1,144
	Pull box, fitting support and accessories	3,026	151	3,177
	Sub Total (2.11)	427,216	21,361	448,577
Jan/00	Public address			
	Public address sound rack console completed with : Paging switch Microphone and paging station Multi CD player FM turner, dual cassette tape deck Digital recorder message unit Mixer & pre-amplifier, power amplifier Zone selector switch etc.	17,752	888	18,640
	Sound terminal box	3,292	165	3,457
	Recessed ceiling speaker	2,487	124	2,611
	Volume control	904	45	949
	Automatic Voltage Stabilizer	403	20	424
	Support and accessories	1,110	55	1,165
	Wiring and raceways	-	-	-
	2C-2.5 sq.mm VTF	5,681	284	5,965
	THW 2.5 sq.mm	7,908	395	8,303
	EMT Ø 20mm	17,308	865	18,174
	EMT Ø 15mm	5,487	274	5,761
	Flexible conduit Ø 15mm	565	28	593
	Pull box, fitting support and accessories	2,017	101	2,118
	Sub Total (2.12)	64,914	3,246	68,159
Jan/00	Lighting control system			
	Lighting control system	111,476	5,574	117,050
	Sub Total (2.13)	111,476	5,574	117,050
Jan/00	Lightning protection and grounding system			
	Lightning protection and grounding system	84,438	4,222	88,660
	Sub Total (2.14)	84,438	4,222	88,660
Jan/00	External Landscape Lighting			
	External Landscape Lighting	31,518	1,576	33,094
	Sub Total (2.15)	31,518	1,576	33,094
Jan/00	Network room controller system			
	Network room controller system	46,830	2,341	49,171
	Sub Total (2.16)	46,830	2,341	49,171
Jan/00	Façade lighting			
	Public Area			
	Adjustable Downlight (for artwork)	1,533	77	1,610
	Adjustable Downlight (for tables)	1,614	81	1,695
	Chandeliers	756	38	794
	Decorative Pendant	4,438	222	4,660

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Decorative Floor Lamp	807	40	847
	Decorative Table Lamp	1,059	53	1,112
	Decorative Wall Lamp	807	40	847
	Downlight (single volume, feature wall, restrooms, playground, terrace, near stam, sauna and shower area)	6,536	327	6,863
	Downlight (lift floor)	2,118	106	2,224
	Downlight (double volume, private exercise, locker are and function suite)	6,455	323	6,778
	General Downlight	13,395	670	14,064
	Linear striplight	31,956	1,598	33,553
	Linear light (cove lighting)	9,940	497	10,437
	Linear Uplights	2,017	101	2,118
	Linear Downlights	2,421	121	2,542
	Surface Mounted Downlights and Pendants	2,421	121	2,542
	Wallwasher Downlight	3,127	156	3,283
	Apartment	-	-	-
	Ceiling Downlight	12,043	602	12,645
	Ceiling Downlight (for wet location - toilet outdoor)	3,833	192	4,024
	Linear striplight (Ceiling coverlighting)	4,841	242	5,084
	Linear striplight (Coverlighting in toilet or outdoor)	3,737	187	3,924
	Surface Ceiling Downlight (for kitchen, maid & utility room)	2,401	120	2,521
	Wardrobe Light	3,268	163	3,431
	Sub Total (2.17)	121,523	6,076	127,599
Jan/00	Home Management System			
	Home Management System	45,619	2,281	47,900
	Sub Total (2.18)	45,619	2,281	47,900
Jan/00	Fire barrier, Testing and Miscellaneous			
	Fire barrier, Testing and Miscellaneous	8,586	429	9,015
	Sub Total (2.18)	8,586	429	9,015
D.3	**Sanitary and Fire protection System**			
Jan/00	Cold water system	280,280	14,014	294,294
Jan/00	Hot water system	513,563	25,678	539,241
Jan/00	Soil, waste & kitchen waste	378,102	18,905	397,007
Jan/00	Vent system	78,221	3,911	82,132
Jan/00	Rain leader system	103,891	5,195	109,086
Jan/00	Fire protection system	311,793	15,590	327,383
Jan/00	Fire suppression system	105,525	5,276	110,802
Jan/00	Swimming pool system	158,288	7,914	166,202
Jan/00	Gas system	20,696	1,035	21,731
	Total (3.0)	**1,950,360**	**97,518**	**2,047,878**
D.3	Sanitary and Fire protection System			
Jan/00	Cold water system			
	Pipe : PPR 80 PN 10			
	Ø 20 mm	11,839	592	12,431
	Ø 25 mm	23,116	1,156	24,271
	Ø 32 mm	21,796	1,090	22,886
	Ø 40 mm	16,461	823	17,284
	Ø 50 mm	101,225	5,061	106,287
	Ø 65 mm	3,841	192	4,033

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Pipe PE lined galvanized steel			
	Ø 80 mm	1,220	61	1,281
	Ø 100 mm	12,075	604	12,678
	Ø 150mm	37,872	1,894	39,766
	Fitting	10,490	524	11,014
	Hanger and support	13,717	686	14,403
	Valve and accessories	20,980	1,049	22,029
	Booster pump	5,648	282	5,931
	Sub Total (3.1)	280,280	14,014	294,294
Jan/00	Hot water system			
	Pipe : PPR 80 PN 20			
	Ø 20 mm	7,219	361	7,580
	Ø 32 mm	41,419	2,071	43,490
	Ø 40 mm	51,029	2,551	53,580
	Fitting	14,524	726	15,251
	Hanger and support	19,366	968	20,334
	Insulation	-	-	-
	Ø 20 mm	8,250	412	8,662
	Ø 32 mm	35,896	1,795	37,691
	Ø 40 mm	38,272	1,914	40,185
	Valve and accessories	29,049	1,452	30,501
	Electric water heater 150 littre	226,580	11,329	237,910
	Electric water heater 120 littre	41,959	2,098	44,057
	Sub Total (3.2)	513,563	25,678	539,241
Jan/00	Soil, waste & kitchen waste			
	Cast iron pipe ASTMA 74-75 hubless type			
	Ø 50 mm	60,322	3,016	63,338
	Ø 80 mm	39,499	1,975	41,474
	Ø 100 mm	66,199	3,310	69,509
	Ø 150 mm	121,353	6,068	127,421
	Ø 200 mm	30,017	1,501	31,518
	Ø 250 mm	5,035	252	5,287
	Fitting	12,911	646	13,556
	Hanger and support	16,945	847	17,792
	Clean out, floor drain and accessories	25,821	1,291	27,112
	Sub Total (3.3)	378,102	18,905	397,007
Jan/00	Vent system			
	Galvanized steel pipe class M			
	Ø 50 mm	29,078	1,454	30,532
	Ø 100 mm	36,184	1,809	37,993
	Ø 150 mm	6,100	305	6,406
	Fitting	2,824	141	2,965
	Hanger and support	3,228	161	3,389
	Vent through roof	807	40	847
	Sub Total (3.4)	78,221	3,911	82,132

Jan/00	Rain leader system			
	Galvanized steel pipe class M			

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Ø 65 mm	10,474	524	10,997
	Ø 150 mm	54,179	2,709	56,888
	Ø 200 mm	8,061	403	8,464
	Ø 250 mm	6,415	321	6,736
	Ø 300 mm	10,303	515	10,818
	Ø 350 mm	7,278	364	7,642
	Fitting	2,340	117	2,457
	Hanger and support	3,228	161	3,389
	Siphonage head	1,614	81	1,695
	Sub Total (3.5)	103,891	5,195	109,086
Jan/00	Fire protection system			
	Black steel pipe sch.40 seam			
	Ø 25 mm	23,524	1,176	24,700
	Ø 32 mm	6,468	323	6,792
	Ø 40 mm	5,884	294	6,178
	Ø 50 mm	3,639	182	3,821
	Ø 65 mm	7,580	379	7,959
	Ø 80 mm	5,468	273	5,741
	Ø 100 mm	25,015	1,251	26,265
	Ø 150 mm	31,039	1,552	32,591
	Fitting	11,297	565	11,862
	Hanger and support	15,331	767	16,098
	Valve and accessories	23,400	1,170	24,570
	Sprinkler head	30,937	1,547	32,484
	Hose reel	46,599	2,330	48,929
	Fire Extinguisher (CO2 4.5kg)	52,812	2,641	55,453
	Landing valves (wet risers)	12,991	650	13,641
	Breeching inlets	3,228	161	3,389
	Pre-action system	6,581	329	6,910
	Sub Total (3.6)	311,793	15,590	327,383
Jan/00	Fire suppression system			
	Fire suppression system	105,525	5,276	110,802
	Sub Total (3.7)	105,525	5,276	110,802
Jan/00	Swimming pool system			
	Swimming pool system	158,288	7,914	166,202
	Sub Total (3.8)	158,288	7,914	166,202
Jan/00	Gas system			
	Black steel pipe A53 seamless			
	Ø 15 mm	6,260	313	6,573
	Ø 25 mm	1,881	94	1,975
	Ø 40 mm	1,259	63	1,322
	Fitting	1,372	69	1,440
	Hanger and support	1,856	93	1,949
	Valves and accessories	8,069	403	8,473
	Sub Total (3.8)	20,696	1,035	21,731
D.4	**Air-conditioning & Ventilation System**			

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
Jan/00	Air handing & fan coil unit	2,162,924	108,146	2,271,070
Jan/00	Piping work and accessories	351,149	17,557	368,706
Jan/00	Condensate drain	22,965	1,148	24,113
Jan/00	Ventilation and pressure fan	207,860	10,393	218,253
Jan/00	Duct work and accessories	355,983	17,799	373,782
Jan/00	Diffuser and grilles	237,957	11,898	249,855
Jan/00	Electrical work	527,625	26,381	554,006
Jan/00	Building Manageemnt System	248,829	12,441	261,270
	Total (4.0)	4,115,291	205,765	4,321,056
D.4	**Air-conditioning & Ventilation System**			
Jan/00	Air handing & fan coil unit			
	CDU	1,149,848	57,492	1,207,340
	Chilled water FCU	125,152	6,258	131,409
	Refrigerant FCU	829,827	41,491	871,318
	PAU	58,098	2,905	61,002
	Sub Total (4.1)	2,162,924	108,146	2,271,070
Jan/00	Piping work and accessories			
	Copper pipe			
	Ø 6.4 mm	908	45	953
	Ø 9.5 mm	6,484	324	6,809
	Ø 12.7 mm	5,626	281	5,907
	Ø 15.9 mm	20,760	1,038	21,798
	Ø 19.1 mm	6,988	349	7,337
	Ø 28.6 mm	9,526	476	10,002
	Ø 34.9 mm	51,320	2,566	53,885
	Insulation			
	Ø 6.4 mm	908	45	953
	Ø 9.5 mm	4,863	243	5,106
	Ø 12.7 mm	3,751	188	3,938
	Ø 15.9 mm	10,380	519	10,899
	Ø 19.1 mm	3,494	175	3,669
	Ø 28.6 mm	3,810	191	4,001
	Ø 34.9 mm	17,962	898	18,860
	Black steel pipe sch.40 seamed			
	Ø 20 mm			
	Ø 25 mm	7,679	384	8,062
	Ø 32 mm	3,914	196	4,110
	Ø 40 mm	3,276	164	3,440
	Ø 50 mm	1,598	80	1,678
	Ø 65 mm	3,539	177	3,716
	Ø 80 mm	237	12	249
	Ø 100 mm	585	29	614
	Ø 125 mm	1,569	78	1,647
	Ø 150 mm	18,333	917	19,250
	Fitting	30,663	1,533	32,196
	Hanger and support	40,346	2,017	42,363
	Valves and accessories	61,325	3,066	64,391
	Insulation			
	Ø 25 mm	8,958	448	9,406

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Ø 32 mm	4,474	224	4,697
	Ø 40 mm	3,276	164	3,440
	Ø 50 mm	1,331	67	1,398
	Ø 65 mm	2,498	125	2,623
	Ø 75 mm	147	7	154
	Ø 100 mm	424	21	445
	Ø 125 mm	784	39	824
	Ø 150 mm	6,187	309	6,497
	Adhesive	3,228	161	3,389
	Sub Total (4.2)	351,149	17,557	368,706
Jan/00	Condensate drain			
	PVC pipe class 8.5			
	Ø 25 mm	4,657	233	4,890
	Ø 40 mm	5,493	275	5,768
	Fitting	1,291	65	1,356
	Hanger and support	968	48	1,017
	Insulation			
	Ø 25 mm	4,657	233	4,890
	Ø 40 mm	5,493	275	5,768
	Adhesive	403	20	424
	Sub Total (4.3)	22,965	1,148	24,113
Jan/00	Ventilation and pressure fan			
	Main Exhaust Fan	9,199	460	9,659
	Pressurized fan	14,040	702	14,742
	Pressurized fan (stair lobby)	242	12	254
	Exhaust fan	184,379	9,219	193,598
	Sub Total (4.4)	207,860	10,393	218,253
Jan/00	Duct work and accessories			
	Fire Damper	40,346	2,017	42,363
	Galvanized steel sheet			
	Gauge #26-0.5mm thk	108,449	5,422	113,871
	Gauge #24-0.6mm thk	37,745	1,887	39,633
	Gauge #22-0.8mm thk	110,547	5,527	116,074
	Gauge #18-1.2mm thk	7,032	352	7,384
	Black Steel Duct	22,815	1,141	23,956
	Hanger and support	21,787	1,089	22,876
	Insulation	7,262	363	7,625
	Sub Total (4.5)	355,983	17,799	373,782
Jan/00	Diffuser and grilles			
	Diffuser and grilles	237,957	11,898	249,855
	Sub Total (4.6)	237,957	11,898	249,855
Jan/00	Electrical work			
	Electrical work	527,625	26,381	554,006
	Sub Total (4.7)	527,625	26,381	554,006
Jan/00	Building Manageemnt System			
	Building Manageemnt System	248,829	12,441	261,270

Detailed breakdown of estimated costs

Tower 1

Item	Description	Cost	PP&O	Total Cost
	Sub Total (4.8)	248,829	12,441	261,270
D.5	Lift & Escalator System			
	Lift system including finishing [LIFT]			
	Passenger Lift : 24P (1600 kg) - CO - 25S/O - 2NS - 150m/min	521,910	26,095	548,005
	Passenger Lift : 21P (1600 kg) - CO - 6S/O - 150m/min	157,670	7,884	165,554
	Fire Service Lift : 30P (2000 kg) - CO - 28S/O - 120m/min	422,176	21,109	443,284
	Sub Total (5.0)	1,101,756	55,088	1,156,843
E	**Furnishing, furniture and equipment (FF&E)**			
	Building Maintenance Unit	151,215	7,561	158,775
	Public Area	282,419	14,121	296,540
	Kitchen equipment	177,520	8,876	186,396
	TOTAL (E.)	**611,154**	**30,558**	**641,711**
F.	**Hotel operating equipment and supplies (HOES)**			
	Hotel operating equipment and supplies (HOES)	824,259	41,213	865,472
	TOTAL (F.)	**824,259**	**41,213**	**865,472**

Landmark Project Yangon, Myanmar

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Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Summary			
	Foundation and sub structure	-	-	-
	Structural frame and slab	10,117,261	505,863	10,623,124
	Architectural works	44,633,614	2,231,681	46,865,294
	ME services	15,675,835	783,792	16,459,627
	Furnishing, furniture and equipment (FF&E)	14,359,054	717,953	15,077,007
	Hotel operating equipment and supplies (HOES)	11,434,277	571,714	12,005,990
	Total (Tower 2)	**96,220,041**	**4,811,002**	**101,031,043**
A	**Foundation and sub structure**			
	Included in 2.0	-	-	-
	TOTAL (A)			
B.	**Structural frame and slab**			
B.1	Lift Core & Stair Core			
	Reinforced concrete	807,737	40,387	848,124
	Formwork	763,067	38,153	801,221
	Reinforcement	1,184,081	59,204	1,243,285
	Couplers	351,426	17,571	368,997
B.2	Column			
	Reinforced concrete	243,258	12,163	255,421
	Formwork	274,352	13,718	288,070
	Reinforcement	528,543	26,427	554,970
	Couplers	362,864	18,143	381,008
B.3	Beam			
	Reinforced concrete	64,221	3,211	67,432
	Formwork	91,038	4,552	95,590
	Reinforcement	379,136	18,957	398,093
B.4	Slab			
	Reinforced concrete	1,236,153	61,808	1,297,961
	Formwork	1,287,451	64,373	1,351,824
	Reinforcement	1,421,606	71,080	1,492,686
	Post Tension system	744,496	37,225	781,721
B.5	Staircase			
	Reinforced concrete	28,323	1,416	29,740
	Formwork	40,997	2,050	43,047
	Reinforcement	33,589	1,679	35,268
B.6	Other			
	Reinforced concrete	32,416	1,621	34,037
	Formwork	83,559	4,178	87,737
	Reinforcement	51,714	2,586	54,300

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
B.7	Structure Steel			
	Structure steel	81,252	4,063	85,315
	Anti rush coat and steel paint	3,271	164	3,434
B.8	Waterproofing	22,708	1,135	23,843
	TOTAL (B)	**10,117,261**	**505,863**	**10,623,124**
C.	**Architecture Works**			
	Façade	3,897,817	194,891	4,092,707
	Swoosh	1,508,021	75,401	1,583,422
	Walls and Partitions	971,645	48,582	1,020,227
	Doors and Door Frames	5,722,131	286,107	6,008,27[illegible]
	Floor Finishes	7,965,585	398,279	8,363,8[illegible]
	Ceiling Finishes	2,648,895	132,445	2,781,340
	Wall Finishes	7,749,367	387,468	8,136,835
	Staircase finishes	126,228	6,311	132,539
	Sanitary Fittings	1,172,585	58,629	1,231,214
	Milwork and sundries	12,655,380	632,769	13,288,149
	Misceallaneous	215,960	10,798	226,758
	TOTAL (B.)	44,633,614	2,231,681	46,865,294
C.	**Architecture Works**			
C.1	**Façade**			
	Aluminium work			
	Sliding Door			
	SD - 2630mm high Sliding doors complete with fixed glass beside; with aluminium frame in anodized finish and low-E IGU vision glass (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite)	25,891	1,295	27,185
	Swing Glass Door with fixed Glass Panel			
	8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	37,287	1,864	39,151
	8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	3,336	167	3,502
	Extra over for operable light - 900x2700mm high Single leaf swing glass door complete with concealed spring hinge, SS handles, multi-point locking system, SS kick plate 200mm high	8,222	411	8,633
	Punch Window			
	PW2 - Aluminium punch window			
	8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	16,514	826	17,339
	8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	34,830	1,741	36,571
	Extra over for operable light - 1-panel top hung window of various sizes complete with SS handles and friction hinges: 900mm/950mmx985mm high, 950mmx1145mm/1795mm/1805mm high	10,696	535	11,231
	Window Wall			
	WW2 - Fully Unitised Window Wall			
	8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	200,194	10,010	210,204
	8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	514,216	25,711	539,927

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	48,659	2,433	51,091
	Extra over for operable light - 1-panel casement window of 900x1600mm high complete with SS handles and friction hinges	31,454	1,573	33,026
	Curtain Wall Unitsed Panel			
	3mm thk aluminium cladding	7,258	363	7,621
	8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	814,600	40,730	855,330
	8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	164,522	8,226	172,748
	8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	539,999	27,000	566,998
	Extra over for operable light - 1-panel casement window of various sizes complete with SS handles and friction hinges: 1280mm/1325mm/1480mmx1035mm high, 1280mm/1325mm/1480mmx1085mm high	37,159	1,858	39,017
	Overall 860mm wide x 540mm high Aluminium gutter complete with steel structure, OSB board, insulation, flashing and spandrel glass with insulated aluminium backpanel on exterior face	33,717	1,686	35,403
	Glass Balustrade			
	GR1 - 1100mm high Glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 U-channel capping, 40mm diameter S/S 316 handrail, and aluminium cladding capping to bottom part of balustrade	44,669	2,233	46,902
	Aluminium Swing Opaque Door			
	Aluminium frame anodized finish opaque swing door - assumed aluminium infill thermally insulated	2,170	108	2,278
	Aluminium Cladding			
	AC1 - 3mm thick Aluminium cladding with stiffeners, 3-coat PVF2, supported by GMS subframe, GMS RHS frame fixed on wall using GMS angle bracket, complete with aluminium capping to joints between panels; FIXED ON MASONRY WALL	628,152	31,408	659,560
	Ditto; FIXED ON RC WALL	269,600	13,480	283,080
	Glass Wall			
	8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	12,936	647	13,583
	8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	39,284	1,964	41,248
	8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	47,069	2,353	49,423
	Extra over for operable light - 1105x3300mm high Single leaf swing glass door complete with concealed spring hinge, SS handles, multi-point locking system, SS kick plate 200mm high	1,871	94	1,964
	Fixed Glass Panel Behind Swoosh			
	Window Wall comprising fixed glass panel with aluminium frame in anodized finish, laminated safety glass (GS1a - 8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite)	3,261	163	3,424
	Spandrel glass with insulated aluminium back panel above fixed glass panel	468	23	492
	Fire shutter to fixed glass panel behind swoosh	2,756	138	2,894
	Aluminium Brushstroke			
	AC2 - 600mm deep x 400mm wide x 600mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2; supported by GMS subframe	49,019	2,451	51,469

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	AC2 - 400mm deep x 400mm wide x 400mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2; supported by GMS subframe	51,482	2,574	54,056
	AC2 - 200mm deep x 400mm wide x 200mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2; supported by GMS subframe	42,368	2,118	44,486
	Aluminium Louvre			
	Aluminium louvre panel screen comprising proprietary double bank louvre to roof Core 2.1	44,948	2,247	47,195
	Extra over for 2300x2500mm high double leaf aluminium louvre operable panel to roof Core 2.1	6,537	327	6,864
	Steel structure support complete with painting for aluminium louvre panel	8,896	445	9,341
	Wall vine green screen	2,476	124	2,600
	Wall planter 875mm long x 300mm wide x 350mm high	2,021	101	2,122
	Steel structure support complete with for aluminium louvre panel	8,489	424	8,913
	Canopy to Roof Top Resturant			
	4360mm high Canopy comprising plywood roof deck with rubber waterproofing membrane, aluminium cladding to soffit, aluminium louvres at 1 side (measured separately)	38,745	1,937	40,682
	4360mm high Canopy - aluminium louvre at 1 side	15,921	796	16,717
	Steel structure support complete with painting for canopy and aluminium louvre trellis	46,129	2,306	48,435
	Total 1.0	3,897,817	194,891	4,092,707
C.2	**Swoosh**			
	S1 - 'Swoosh' Semi unitised slanted glass wall in Low-E laminated vision glass	10,744	537	11,281
	S1 - 'Swoosh' Semi unitised glass skylight in Low-E laminated IGU vision glass with frit pattern	129,536	6,477	136,012
	S1 - 'Swoosh' Semi unitised glass skylight in Low-E laminated IGU vision glass with frit pattern complete with aluminium extruded trellis profile	119,515	5,976	125,491
	S1 - 'Swoosh' aluminium extruded trellis profile (horizontal) 2.5mm thick; finished in PVF2 3-coat; open to sky	70,174	3,509	73,683
	Overall 860mm wide x 540mm high Aluminium gutter complete with steel structure, OSB board, insulation, flashing and spandrel glass with insulated aluminium backpanel on exterior face	6,379	319	6,698
	1100mm girth Aluminium gutter complete with aluminium flashing	10,478	524	11,001
	AC2 - 712mm deep x 500mm wide x 712mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing; supported by GMS subframe	296,465	14,823	311,288
	Aluminium cladding to internal side of exposed beam	249,830	12,491	262,321
	Aluminium cladding to big profile brushstroke feature	42,512	2,126	44,637
	Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing	19,562	978	20,540
	Primary structural steel support for swoosh	364,661	18,233	382,894
	Standing seam aluminium roof (3% slope) complete with steel structural deck, insulation, aluminium flashing	94,083	4,704	98,787
	Primary structural steel CHS beam	94,083	4,704	98,787
	Total 2.0	1,508,021	75,401	1,583,422
C.3	**Walls and Partitions**			
	Light weight concrete block wall			
	100 (T) mm	531,333	26,567	557,900
	200 (T) mm	225,760	11,288	237,047
	Solid concrete block wall			-
	100 (T) mm	133,273	6,664	139,937

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Dry wall partition (W12.1) overall 130 (T) mm comprising : (1) Metal stud support 100 (T) mm (2) Batt insulation (48 kg/m3) 100 (T) mm between stud (3) One side with double layer of gypsum board 30 (T) mm	81,279	4,064	85,343
	Total 3.0	971,645	48,582	1,020,227
C.4	**Doors and Door Frames**			
	Galvanized steel door frame in powder coated paint finish completed with sub frame (where appliable)			
	Overall size 50 x 100 mm	1,541	77	1,618
	Overall size 100 x 100 mm	39,665	1,983	41,648
	Wooden door frame in PU paint finish completed with sub-frame(where applicable)			
	Overall size 50 x 100 mm	14,375	719	15,093
	Wooden frame in PU paint finished including timber leaf (1.0 hr F.R.P)			
	1000 (W) X 2200 (H) mm single leaf (D13)	889	44	934
	1000 (W) X 2200 (H) mm single leaf (D16)	445	22	467
	1000 (W) X 2200 (H) mm single leaf (D19)	39,574	1,979	41,552
	1000 (W) X 2200 (H) mm single leaf (D20)	124,501	6,225	130,726
	1000 (W) X 2200 (H) mm single leaf (D21)	23,122	1,156	24,278
	2100 (W) X 2200 (H) mm double leaf (D23)	934	47	980
	980 (W) X 2200 (H) mm single leaf (D24)	33,553	1,678	35,231
	1300 (W) X 2200 (H) mm sliding timber door (D25)	13,960	698	14,658
	980 (W) x 2200 (H) mm single leaf (D33)	2,615	131	2,745
	Wooden frame in PU paint finished including anti-fire galvanize steel (1.5 hr F.R.P)			
	950 (W) X 2200 (H) mm single leaf (D14)	4,182	209	4,391
	950 (W) X 2200 (H) mm single leaf (D15)	1,394	70	1,464
	Aluminium door frame in powder coated paint finish completed with sub-frame (where applicable)			
	Overall size 50 x 100 mm	47,522	2,376	49,898
	Aluminium frame in powder coating paint finished including 10 mm thick aluminium leaf in powder coating paint finished, float tempered glass			
	2000 (W) X 2200 (H) mm sliding aluminium door (D17)	1,556	78	1,634
	7700 (W) X 2200 (H) mm sliding aluminium door (D18)	17,975	899	18,874
	900 (W) X 2200 (H) mm sliding aluminium door (D26)	245,112	12,256	257,367
	1200 (W) X 2200 (H) mm sliding aluminium door (D27)	38,284	1,914	40,198
	900 (W) X 2200 (H) mm single leaf aluminium door (D29)	39,218	1,961	41,179
	900 (W) X 2200 (H) mm single leaf aluminium door (D30)	13,306	665	13,971
	900 (W) X 2200 (H) mm sliding aluminium door (D31)	7,704	385	8,089
	1050 (W) X 2200 (H) mm sliding aluminium door (D32)	6,536	327	6,863
	1800 (W) x 2200 (H) sliding aluminium door (D34)	7,003	350	7,353
	200 (W) x 2200 (H) sliding aluminium door (D35)	9,804	490	10,295
	1500 (W) X 2200 (H) mm sliding aluminium door (D36)	21,010	1,050	22,060
	1300 (W) X 2200 (H) mm sliding aluminium door (D37)	1,012	51	1,062
	1200 (W) X 2200 (H) mm sliding aluminium door (D38)	1,868	93	1,961
	7700 (W) X 2200 (H) mm sliding aluminium door (D40)	11,983	599	12,582
	8000 (W) X 2200 (H) mm sliding aluminium door (D41)	12,450	623	13,073
	Galvanized steel frame in powder coating paint finished including anti-fire galvanize steel (1.5 hr F.R.P)			
	1000 (W) X 2200 (H) mm single leaf (D02)	15,607	780	16,387
	1000 (W) X 2200 (H) mm single leaf (D05)	55,492	2,775	58,267
	Galvanized steel frame in powder coating paint finished including anti-fire galvanize steel (1.0 hr F.R.P)			
	1000 (W) X 2200 (H) mm single leaf (D09)	489	24	514
	Galvanized steel frame in powder coating paint finished including anti-fire galvanize steel, clear tempered glass 8 mm thick (1.5 hr F.R.P)			

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	1500 (W) X 2200 (H) mm double leaf (D01)	114,719	5,736	120,455
	1500 (W) X 2200 (H) mm double leaf (D03)	29,347	1,467	30,814
	1800 (W) X 2200 (H) mm double leaf (D04a)	30,414	1,521	31,935
	2000 (W) X 2200 (H) mm double leaf (D04b)	33,793	1,690	35,483
	1300 (W) X 2200 (H) mm double leaf (D07)	18,497	925	19,422
	1500 (W) X 2200 (H) mm double leaf (D08)	4,002	200	4,202
	1500 (W) X 2200 (H) mm double leaf (D10)	2,668	133	2,801
	1600 (W) X 2200 (H) mm double leaf (D11)	1,423	71	1,494
	1800 (W) X 2200 (H) mm double leaf (D12)	4,802	240	5,042
	Fire seal to fire rated door			
	Concealed on vertical sides	16,767	838	17,605
	Exposed on top	4,279	214	4,493
	10 mm thick float tempered single leaf glass door (D28)	428,595	21,430	450,025
	800 mm (L) x 2200 mm (H) Single leave timber door - FUNCTION/ MEETING ROOM	6,403	320	6,723
	900 mm (L) x 2200 mm (H) Single leave timber door - Foyer, Bath and powder room	433,798	21,690	455,488
	900 mm (L)x 2200 mm (H) Single leave timber door -Lobby to Female & Male Toile, Pantry and bath	3,602	180	3,782
	900 mm (L) x 2150 mm (H) Single leave Metal door with vision panel	1,173	59	1,232
	1000 mm (L) x 2200 mm (H) Single leave timber door - Luggage, Front Office, Safe Deposit , Toilet	28,555	1,428	29,983
	1000mm (L) x 2200mm (W) Single leave timber door - Living/BR	360,164	18,008	378,172
	1000mm (L) x 2200mm (W) Single leave timber door - toilet	4,002	200	4,202
	1000 mm (L) x 2200 mm (H) Single leave timber door - Store	120,055	6,003	126,057
	1000 MM (l) X 2200 MM (H) Single leave timber door - FUNCTION/MEETING ROOM	10,672	534	11,205
	1000 mm (W) x 2200 mm (H) single leave timber door - Entrance	1,334	67	1,401
	1000 mm (L) x 2200 mm (H) Single leave Timber door - Foyer	1,334	67	1,401
	1000 mm (L) x 2200 mm (H) Single leave timber door - baby room	1,334	67	1,401
	1000 mm (W) x 2200 mm (H) single leave timber door - IT and Toilet	1,334	67	1,401
	1000 mm (W) x 2200 mm (H) Single leave timber door - Lift Lobby	1,334	67	1,401
	1000 mm (L) x 2200 mm (H) Single leave timber door - Entry	2,668	133	2,8[illegible]
	1000 mm (L) x 2200 mm (H) Single leave timber door - PDR	4,002	200	4,202
	1000mm (L) x 2200 mm (H) Single leave timber door - BOH to Grange Grille	1,334	67	1,401
	1000 mm (L) x 2200 mm (H) - Single leave timber door - 45 mins Fire rating - Entry	1,334	67	1,401
	1000 mm (L) x 2200 mm (H) Single leave timber door - Foyer (45 min fire rating)	2,668	133	2,801
	1000 mm (L) x 2200 mm (H) Single leave timber door - Pantry	667	33	700
	1000 mm (L) x 2200 mm (H) Single leave timber door - Store	1,334	67	1,401
	1000 mm (L) x 2200 mm (H) Single leave timber door - Toilet	667	33	700
	1000mm (L) x 2200mm (W) Single leave timber door - ENTRANCE	4,446	222	4,669
	1000 mm (L) x 2200 mm (H) Single leaveTimber door - Entertainment Rm	1,779	89	1,868
	1000 mm (L) x 2200 mm (H) Single leave timber door - PWD	162	8	170
	1000 mm (L) x 2200 mm (H) Single leave timber door - Master Bed	1,779	89	1,868
	1000mm (L) x 2200mm (W) Single leave timber door with bamboo glass panel - PDR	9,782	489	10,271
	1000mm (L) x 2200mm (H) Single leave timber door (45 min fire rating) - ENTRANCE	400,182	20,009	420,192
	1000 mm (L) x 2200 mm (H) Single leave timber door with textured glass panel - Spa lounge	17,786	889	18,675
	1000 mm (W) x 2200 mm (H) Single leave metal door with vision panel - Corridor to Walkway	213	11	224

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	1000mm (L) x 2200mm (W) Single leave timber door (60min fire rating) - BOH	1,098	55	1,153
	1000mm (L) x 2200mm (W) Single leave timber door (60min fire rating) - PANTRY	2,197	110	2,306
	1000mm (L) x 2200mm (W) Single leave timber door (60min fire rating) - ENTRANCE	622,506	31,125	653,631
	1000 mm (L) x 2200 mm (H) Single leave timber door(60 mins fire rating) - Gym, Pantry, and WC	5,336	267	5,603
	1000 mm (W) x 3200 mm (H) Single leave tempered glass door - Entrance	808	40	849
	1050 mm (L) x 2200 mm (H) Metal sliding door - Wet Kitchen	168,077	8,404	176,480
	1050 mm (L) x 2200 mm (H) Metal sliding door - Bath	1,868	93	1,961
	1100 mm (L) x 2150 mm (H) Metal door with louver panel	1,434	72	1,506
	1100 mm (L) x 2200 mm (H) Tempered glass single leave door - Spa	611	31	642
	1200 mm (W) x 2200 mm (H) single leave timber - Entry to pantry	1,601	80	1,681
	1200 mm (L) x 2200 mm (H) Single leave timber door - Entry to hotel lift lobby	1,601	80	1,681
	1200 mm (L) x 2200 mm (H) Single leave timber door - FUNCTION/ MEETING ROOM	6,403	320	6,723
	1200 mm (L) x 2200 mm (H) Single leave timber door	20,809	1,040	21,850
	1200 mm (L) x 2200 mm (H) Single leave timber door - Handicap toilet	1,601	80	1,681
	1200 mm (L) x 2200 mm (H) Metal slidiing door - BR 1, MBR	384,175	19,209	403,384
	1200 mm (L) x 2200 mm (W) Metal sliding door at Bath	625,902	31,295	657,197
	1200 mm (L) x 2200 mm (W) Tempered glass door with glass screen at Bath	186,752	9,338	196,089
	1200 mm (L) x 2200 mm (H) Metal sliding Door - Dining	6,403	320	6,723
	1200 mm (L) x 2200 mm (H) Metal sliding door - Study and WC	4,269	213	4,482
	1500 mm (L) x 2200 mm (H) Tempered glass door with screen - MWC	180,082	9,004	189,086
	1500 mm (L) x 2200 mm (H) Tempered glass door with shower screen - M Bath	90,951	4,548	95,498
	1500 mm (L) x 2200 mm (H) Double leave metal door with 10 mm thk tempered glass door (2 ways opening)	4,002	200	4,202
	1500 mm (L) x 2200 mm (W) Double leave timber door - Smoke stop lobby	2,001	100	2,101
	1500 mm (L) x 2200 mm (W) Double leave timber door - Hotel lift lobby	2,001	100	2,101
	1500 mm (L) x 2200 mm (H) Double leaf - Entry to Grange Grille	2,001	100	2,101
	1500 mm (L) x 2200 mm (H) Double leave Metal sliding door - Gym and Pantry and Study	8,004	400	8,404
	1500 mm (L) x 2200 mm (H) Tempered glass swing door with glass screen at WC	834	42	875
	1650 mm (L) x 2200 mm (H) Tempered glass door with shower screen	181,901	9,095	190,996
	1800mm (L) x 2200mm (H) Double leave timber door - BOARDROOM	2,401	120	2,521
	1800 mm (W) x 2200 mm (H) Double leadve timber door - Entrance	2,401	120	2,521
	1800 mm (W) x 2200 mm (H) Timber sliding door - Entry to restaurant	2,401	120	2,521
	1900 mm (W) x 2200 mm (H)Double leave timber door (BOH to Indoor)	2,534	127	2,661
	2000 MM (L) X 2200 MM (H) Double leave timber door	2,668	133	2,801
	2000 mm (W) x 2200 mm (H) Double leave Aluminium door at Roof Top Bar	2,668	133	2,801
	2100 mm (L) x 2200 mm (H) Double leave timber door	2,801	140	2,941
	2100mm (L) x 2200mm (H)) Double leave timber door (60min fire rating) - ENTRANCE	4,669	233	4,902
	2200 mm (L) x 3200 mm (H) - Double leave timber door with ozone glass panel- 45 mins Fire rating - Entry	128,058	6,403	134,461
	2427 mm (L) x 2200 mm (H) - Timber sliding door - Conference room	3,237	162	3,399
	3000 mm (W) x 3200 mm (H) Glass wall with single leave glass door - Entry to toilet lobby	5,821	291	6,112
	3110 mm (L) x 2200 mm (H) Tempered glass swing door with shower screen	1,729	86	1,815
	3600 mm (L) x 2200 mm (H) Double leave timber door - entrance	6,403	320	6,723

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	3600mm (L) x 2200mm (H) Double leave timber door - Lift Lobby	9,604	480	10,085
	3600 mm (W) x 2200 mm (H) Double leave timber door	4,802	240	5,042
	4000mm (L) x 3200mm (H) Double leave timber door	15,522	776	16,298
	4000 mm (L) x 2200 mm (H) Aluminium sliding door - Entrance	5,336	267	5,603
	6900 mm (L) x 3600 mm (H) Glass wall with single leave glass door - Yoga (45 min fire rating)	6,276	314	6,589
	7095mm (L) x 4800 (H) fixed temper glass panel with 1200mm (L) x 2900 H) single leave glass door	17,208	860	18,068
	10200 mm (L) x 3285 mm (H)Tempered clear glass wall with single leave glass door - Gym (45 min fire rating)	8,465	423	8,888
	Tempered glass shower screen (1865 mm (L) x 2200 mm (H)) with glass door	2,021	101	2,122
	Total 4.0	5,722,131	286,107	6,008,237
C.5	**Floor Finishes**			
	Carpet underlay	32,196	1,610	33,806
	Carpet (hand-tufted) with underlay	197,464	9,873	207,337
	Carpet tile	455	23	477
	Carpet (Area Rug) with underlay	9,398	470	9,868
	Carpet (machine weave) with underlay	3,072,492	153,625	3,226,117
	Cement and sand screed	-	-	-
	Cement	44,307	2,215	46,522
	Sand	9,503	475	9,978
	Ceramic tile	3,284	164	3,449
	Ceramic skirting	162	8	170
	Hardener (F-HA)	35,592	1,780	37,372
	Non slip ceramic tile	2,779	139	2,918
	Non-slip tiles - Dim Sum	647	32	679
	Play Mat	1,000	50	1,050
	Road Marking Paint	4,649	232	4,881
	Stone	2,505,385	125,269	2,630,654
	Stone (accent)	60,027	3,001	63,029
	Stainless steel skirting	16,927	846	17,773
	Stone skirting (black)	29,468	1,473	30,9[illegible]
	Stone skirting and topskirt (black)	5,861	293	6,154
	Timber finish	589,158	29,458	618,615
	Timber finish	232,732	11,637	244,369
	Timber look alike tile	12,774	639	13,412
	Timber decking	321,359	16,068	337,427
	Timber skirting	674,348	33,717	708,065
	Waterproofing membrance	90,158	4,508	94,666
	Vinyl floor(BOLON)	11,642	582	12,224
	Vinyl floor(EVORICH)	1,819	91	1,910
	Total 5.0	7,965,585	398,279	8,363,864
C.6	**Ceiling Finishes**			
	Ceiling system finishes to dry area	345,370	17,268	362,638
	Ceilling finishes to wet area	211,672	10,584	222,256
	Emulsion Paint (C-IP)	1,708	85	1,794
	Gypsum board ceiling with paint	285,812	14,291	300,103
	Moisture resistant board with paint	253	13	265
	Moisture resistant gypsum board ceiling	6,265	313	6,579
	Moisture resistant gypsum board with paint	31,691	1,585	33,276
	Motorized shades	90,951	4,548	95,498
	Plaster board ceiling with paint	1,350,262	67,513	1,417,775
	Skim coat sealer (C-SC)	5,775	289	6,064

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Timber ceiling	48,305	2,415	50,720
	Timber ceiling	135,820	6,791	142,610
	Timber strip ceiling	135,011	6,751	141,762
	Total 6.0	2,648,895	132,445	2,781,340
C.7	**Wall Finishes**			
	Architectural timber	30,822	1,541	32,363
	Architectural timber veneer	9,944	497	10,441
	Black Stone	7,428	371	7,799
	Black stone finish	2,274	114	2,387
	Black powder coated metal decorative grille	62,150	3,107	65,257
	Backing panel in timber fiish	20,464	1,023	21,487
	Bolon finish with metal insert	13,137	657	13,794
	Ceramic Tile	4,396	220	4,616
	Clear glass with timber	3,032	152	3,183
	Decorative glass panels	6,316	316	6,632
	Decorative stone	17,584	879	18,463
	Decorative panel	19,453	973	20,426
	Fabric padded panel	157,446	7,872	165,318
	Fabric finish	67,506	3,375	70,881
	Fabric finish with stainless steel insert	12,733	637	13,370
	Feature wall with wood and special finish	9,095	455	9,550
	Feature wall with wood finish	1,768	88	1,857
	Heavy textured wall covering	4,851	243	5,093
	Homogeneous tile	5,983	299	6,282
	Laquer finish	1,516	76	1,592
	Lego made wall finish	4,184	209	4,393
	Leather fabric finish	606	30	637
	Metal trimming	34,908	1,745	36,653
	Mosaic tile	15,158	758	15,916
	Mosaic - Treatment room	2,526	126	2,653
	Mural	2,526	126	2,653
	Opaque glass	32,742	1,637	34,379
	Paint Finish	133	7	140
	Paint Finish	6,003	300	6,303
	Planter Wall	505	25	531
	Cement	69,569	3,478	73,047
	Sand	14,920	746	15,666
	Rough timber finish	18,443	922	19,365
	Special finish	28,801	1,440	30,241
	Stone finish	1,885,102	94,255	1,979,357
	Stone (black)	113,385	5,669	119,054
	Stone to columns	17,432	872	18,304
	Stone (PERLADO GRIGIO)	1,145,977	57,299	1,203,276
	Stone with decorative carving	43,050	2,152	45,202
	Stone topskirt	432	22	454
	Stone topskirt (black)	8,640	432	9,072
	Stone architrave around TV (NOIRE DOREE)	303	15	318
	Stainless Steel Panel for green wall	11,116	556	11,672
	Stainless steel insert	62,479	3,124	65,603
	Stainless steel topskirt	11,268	563	11,831
	Textured stone finish	36,128	1,806	37,934
	Textured stone finish	1,819	91	1,910
	Textured timber finish	728	36	764
	Timber veneer panels	426,012	21,301	447,313
	Timber finish	373,019	18,651	391,670
	Timber carving	8,842	442	9,285
	Timber wall decorative panel(98 m2)	151,584	7,579	159,163

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Wall covering	2,545,282	127,264	2,672,546
	Wall covering (fabric finish)	153,888	7,694	161,583
	Wall covering(Versa Panama Linen)	22,889	1,144	24,034
	Wall paper	16,129	806	16,935
	Wall paper (TAT MING WALLPAPER - VERSA KEYSTONE TYPE II 20OZ)	13,824	691	14,516
	Wood panels with decorative carving	11,116	556	11,672
	Total 7.0	7,749,367	387,468	8,136,835
C.8	**Staircase finishes**			
	Skim coat to ceiling	5,002	250	5,252
	Emulsion paint (W-IP)	3,617	181	3,798
	Cement and sand screed	-	-	-
	Cement	1,481	74	1,555
	sand	318	16	334
	GRP (Glass fiber reinforced plastic) anti-slip to nosing area	115,810	5,791	121,601
	Total 8.0	126,228	6,311	132,539
C.9	**Sanitary Fittings**			
	Water closet	135,375	6,769	142,144
	Bathtub	189,127	9,456	198,583
	Bathtub faucets	119,448	5,972	125,421
	Wash basin faucets	93,568	4,678	98,246
	Shower fittings	139,556	6,978	146,533
	Shower enclosure	199,081	9,954	209,035
	Lavatory basin with faucets	47,779	2,389	50,168
	Spray hose	19,908	995	20,903
	Towel holder	33,246	1,662	34,909
	Paper holder	31,057	1,553	32,609
	Robe hooks	16,126	806	16,932
	Floor drain	9,954	498	10,452
	WC enclosure	135,375	6,769	142,144
	Shaving mirror	2,986	149	3,136
	Total 9.0	1,172,585	58,629	1,231,2[illegible]
C.10	**Milwork and sundries**			
	All necessary fittings and accessories	152	8	159
	5600 mm (W) x 3200 mm (H) Glass shopfront	4,527	226	4,754
	Bar counter with stone and and timber finishes, o/a size 6.6m (L) x 1.0 (W) x 1.0m (H)	8,084	404	8,489
	Bar counter with stone and and timber finishes, o/a size 20.35m (L) x 1.0m (W) x 1.0m (H) including ceiling hung display cabinet o/a size 7.0m (L) x 0.6m (W) x 0.6m (H)	121,267	6,063	127,331
	Bar counter with stone and timber finishes, o/a size 19.42 m (L) x 1.0m (W) x 1.0m (H)	39,250	1,963	41,213
	Bread counter complete with stone finishes	24,253	1,213	25,466
	Buffet counter o/a size 14600 mm (L) x 850 mm (W)	29,508	1,475	30,984
	Buffet counter o/a size 850 mm (L) x 850 mm (W)	1,718	86	1,804
	Built-in cabinets behind reception counters	4,851	243	5,093
	Built in cabinet - (size - 950 mm (L) x 900 mm (W) x 3200 mm (H)	5,760	288	6,048
	Built-in cabinet o/a size 1850mm (L) x 500mm (W) x 1000mm (H)	3,739	187	3,926
	Built-in cabinet o/a size - 1975 mm (L) x 600 mm (W) x 2400 mm (H) - Reception	3,992	200	4,191
	Built-in cabinet o/a size 2400mm (L) x 500mm (W) x 1000mm (H)	4,851	243	5,093
	Built-in cabinet o/a size 2800mm (L) x 500mm (W) x 1000mm (H)	11,318	566	11,884
	Built in cabinets o/a size 2850 mm (L) x 600 mm (W) - PDR	5,760	288	6,048

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Built-in cabinet o/a size 3420mm (L) x 500mm (W) x 1000mm (H)	6,912	346	7,258
	Built-in cabinet o/a size 4420mm (L) x 500mm (W) x 1000mm (H)	8,933	447	9,380
	Built-in cabinet o/a size - 5600 mm (L) x 350 mm (W) x 2400 mm (H) - pantry	11,318	566	11,884
	Built in cabinets/shelves(size - 3224 mm (L) x 600 mm (W)) - Manager Room	6,516	326	6,842
	Built in cabinets/shelves - Spa Reception	18,503	925	19,429
	Built in cabinet for towels (sie - 3300 mm (L)- Female toilet	6,670	333	7,003
	Built in cabinet for towels (size - 1600 mm (L))- Male toilet	3,234	162	3,395
	Built-in display cabinets	15,158	758	15,916
	Built-in dressing table o/a size 5480mm (L) x 580mm (W)	11,076	554	11,630
	Built in full height cabinet with timber finish(size - 850 mm (L) - Treatment Room 600 mm (W)x 2900 mm (H))	17,180	859	18,039
	Built in low cabinets-(size -3300 mm (L)x 600 mm (W)x 900 mm (H) - pantry	6,670	333	7,003
	Built in low cabinet -(size-5200 mm (L)x600 mm (W) x900 mm (H)) - office	10,510	525	11,035
	Built-in seats	10,106	505	10,611
	Built -in wardrobe o/a size 3000mm (L) x 600mm (W) x 3200mm (H)	6,063	303	6,367
	Cabinet / Counter o/a size - 4000 mm (L) x 600 mm (W)	32,338	1,617	33,955
	Caninet for printer at I.T	2,021	101	2,122
	Ceiling height built-in display cabinet	4,042	202	4,244
	Closet (size - 1500 mm (L) 600 mm (W) x 2400 mm(H))- MBR	272,852	13,643	286,494
	Closet (size - 2900 mm (L) 600 mm (W) x 2400 mm(H))- BR2	363,802	18,190	381,992
	Closet (size - 2600 mm (L) 600 mm (W) x 2400 mm(H))- BR1	472,943	23,647	496,590
	Closet (size - 600 mm x 1000 mm x 2400 mm H)	339,549	16,977	356,526
	Closet (size - 3200 mm (L) 600 mm (W) x 2200 mm(H))	6,468	323	6,791
	Closet (size - 2000 mm (L) 600 mm (W) x 2200 mm(H))	4,042	202	4,244
	Counter - o/a size - 5350 mm (L) x 850 mm (W) - Pantry	10,813	541	11,354
	Counter - o/a size - 6000 mm (L) x 850 mm (W) - Pantry	12,127	606	12,733
	Counter - o/a size - 850 mm (L) x 850 mm (W) - Pantry	1,718	86	1,804
	Counter - o/a size - 1000 mm (L) x 850 mm (W) - Pantry	2,021	101	2,122
	Counter - (size - 2300 mm (L) x 900 mm (W))	5,230	261	5,491
	Clothes rack (size - 14000 mm (L) x 600 mm (W))	5,053	253	5,305
	Cold food couner complete with stone finishes	24,253	1,213	25,466
	Counter top - (size - 1200 mm (L) x 600 mm (W))	2,425	121	2,547
	Counter top - (size - 1500 mm (L) x 450 mm (W))with low cabinet - Outside female toilet	3,032	152	3,183
	Counter top - (size - 1700 mm (L) x 650 mm (W)) - Male toilet	3,436	172	3,608
	Counter top - (size - 1800 mm (L) x 175 mm (W)	3,638	182	3,820
	Counter top (size - 1800 mm (L) x 150 mm (W)) - Powder Room	3,638	182	3,820
	Counter top (size - 2200 mm (L) x 650 mm (W)) - female toilet	4,446	222	4,669
	Counter top (size - 2000 mm (L) x 650 mm (W) - male toilet	4,042	202	4,244
	Counter top - (size - 2400 mm (L) x 650 mm (W)) - Female toilet	4,851	243	5,093
	Counter top o/a size - 3000 mm (L) x 2500 mm (W) - Female toilet	6,063	303	6,367
	Counter top - (size - 4000 mm (L) x 650 mm (W))- MALE	8,084	404	8,489
	Counter top - (size - 4000 mm (L) x 650 mm (W)) - FEMALE	8,084	404	8,489
	Counter top o/a size - 9000 mm (L) x 650 mm (W) - Male toilet	18,190	910	19,100
	Counter with low and high cabinet - o/a size - 3700 mm (L) x 850 mm (W)) - Club area	7,478	374	7,852
	Counter with low and high cabinet -o/a size - 2400 mm (L) x 850 mm (W)) - Club area	4,851	243	5,093
	Counter top with low cabinet - (size - 3350 mm (L) x 400 mm (W))- Dining	609,369	30,468	639,837
	Counter top with low cabinet Timber finish- (size - 2000 mm (L) x 600 mm (W) x 780 mm (H)) - Show Kitchen	363,802	18,190	381,992
	Counter top with low cabinet - timber finish - (size - 900 mm (L) x 600 mm (W)) - Dirty Kitchen	163,711	8,186	171,897
	Counter top with low cabinet - timber finish - (size - 2800 mm (L) x 600 mm (W)) - Dirty Kitchen	509,323	25,466	534,789

Landmark Project Yangon, Myanmar

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Counter top with low cabinet (size - 3800 mm (L) x 600 mm (W))- Pantry	7,680	384	8,064
	Counter top with low cabinet(size - 900 mm (L) x 450 mm (W)) at outside male toilet	1,819	91	1,910
	Counter top with low cabinet - (size - 2500 mm (L) x 600 mm (W) x 1000 mm (H)) - pantry	5,053	253	5,305
	Counter top with low cabinet (size - 1500 mm (L) x 600 mm (W)) - Gym/Spa	3,032	152	3,183
	Decorative screen - (size - 2430 mm (L))	1,228	61	1,289
	Decorative screen (size - 950 mm (L))- Female toilet	528	26	554
	Desk and TV Console o/a size 1800 mm (L) x 600 mm (W)	1,018,646	50,932	1,069,579
	Dessert counter complete with stone finishes	24,253	1,213	25,466
	Dim Sum counter	12,127	606	12,733
	Display cabinets at entrance	6,468	323	6,791
	Display cabinet o/a size 6.35mm (L) x 1.0m (W) x 2.8m (H)	10,106	505	10,611
	Display cabinet (size - 2450 mm (L) x 500 mm (W)x 600 mm (H)) - DINING	4,952	248	5,199
	Dressing Table o/a 1200mm (L) x 600mm (W) - MBedroom	218,281	10,914	229,1[illegible]
	Dressing Table o/a 1200mm (L) x 600mm (W) - Bedroom 2	218,281	10,914	229,195
	Dressing Table o/a 1200mm (L) x 600mm (W) - BR1	218,281	10,914	229,195
	Dry counter (size 1750 mm (L)- Female toilet	3,537	177	3,714
	Dry counter - (size - 1600 mm (L) - Male toilet	3,234	162	3,395
	Full height cabinet enclosed with Timber architrave with folding and sliding door (fabric finish) - (size - 3500 mm (L) x 900 mm (W) x 3200 mm (H) - outside function room	35,370	1,768	37,138
	Full height cabinet enclosed with Timber architrave with pocket door (fabric finish) - (size - 3125 mm (L) x 3200 mm (H)) - prefunction room	13,895	695	14,590
	full height cabinet - (size -3300 mm (L) x 300 mm (W)x 3000 mm (H) - outside bathroom	6,670	333	7,003
	Full height cabinet (size - 1800 mm (L) x 600 mm (W))- Pantry	3,638	182	3,820
	Full height cabinet (size - 2000 mm (L) x 350 mm (W) x 3200 mm (H)) - Study	4,042	202	4,244
	Full height shelf (size - 800 mm (L) x 500 mm (W)) - Bath	1,617	81	1,698
	Full height mirror o/a size 3300mm (L) x 3200mm (H)	2,134	107	2,241
	Full height mirror (size - 1100 mm x 2400 mm)	560,255	28,013	588,268
	Glass Railing	8,084	404	8,489
	Head board (size - 3150 mm (L) x 1250 mm H) - MBR	53,718	2,686	56,4[illegible]
	Head board (size - 4100 mm x 1250 mm H)	777	39	81[illegible]
	Head board (size - 3960 mm x 1250 mm H)	210,096	10,505	220,601
	Head board (size - 2500 mm (L) x 1250 mm H) - BR2	42,633	2,132	44,765
	Head board (size - 3600 mm (L) x 1250 mm H) - BR1	61,392	3,070	64,461
	IT work station	10,106	505	10,611
	Lattice work divider	2,425	121	2,547
	Ledge in stone at bath (size - 1500 mm (L) x 150 mm (W)	424,436	21,222	445,658
	Luggage Rack(size - 600 mm x 1000 mm x 780 mm H)	339,549	16,977	356,526
	Luggage Rack(size - 1500 mm (L) x 600 mm (W) 780 mm (H))- MBR	272,852	13,643	286,494
	Luggage Rack(size - 3300 mm (L) x 600 mm (W) 780 mm (H))	6,670	333	7,003
	Lockers- (size - 7000 mm (L) x 3601 mm (W) at female changing room	8,893	445	9,338
	Lockers- (size - 7000 mm (L) x 3601 mm (W)) - male changing room	8,084	404	8,489
	Lockers(size 2600 mm (L) x 1000 mm(H)) - Female toilet	4,851	243	5,093
	Lockers o/a size - 2800 mm (L) x 450 mm (W) x 1800 mm (H)	4,042	202	4,244
	Lockers (size - 3800 mm (l) x 1000 mm (H))- male toilet	6,468	323	6,791
	Low cabinet (size - 1200 mm (L) x 300 mm (W))	2,425	121	2,547
	Low cabinet (size - 1900 mm (L) x 300 mm (W))	3,840	192	4,032
	Metal decorative partition	151,584	7,579	159,163
	Minibar Cabinet (size - 600 mm x 1200 mm x 2400 mm H)	339,549	16,977	356,526
	Minibar Cabinet (size - 600 mm x 1200 mm x 2400 mm H)	1,213	61	1,273
	Mirror -(size - 700 mm (L) x 1300 mm (H)) - Bath 2	20,691	1,035	21,726
	Mirror -(size - 700 mm (L) x 1300 mm (H)) - Bath 1	20,691	1,035	21,726
	Mirror - (size - 1000 mm (L) x 1800 mm (H))	3,638	182	3,820
	Mirrors o/a size 1000mm (L) x 1800mm (H) - Male and Female Toilet	500	25	525

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Mirror o/a size 1500mm (L) x 2300mm (H)	51	3	53
	Mirror -(size - 2200 mm (L) x 1300 mm (H)) -M Bath	65,030	3,251	68,281
	Mirror (2600 mm x 1300 mm H)	807,813	40,391	848,203
	Mirror o/a size 3500mm (L) x 2300mm (H)	51	3	53
	Mirror o/a size - 4000 mm (L) x 1300 mm (H) - Female toilet	1,314	66	1,379
	Mirror o/a size - 9000 mm (L) x 1300 mm (H) - Male toilet	2,956	148	3,104
	Mirror at desk (size - 800 mm x 1300 mm)	56,591	2,830	59,421
	Mirror (size - 1600 mm (L) x 1800 mm (H)) - Bath	728	36	764
	Mirror for hair dressing seats	5,053	253	5,305
	Movable partition - (size - 7112 mm (W) x 3200 mm (H)) - function room	24,253	1,213	25,466
	Movable partition o/a size - 11935 mm (L) x 6600 mm (H)	55,722	2,786	58,508
	Overhang bar display o/a size 5000mm (L) x 600mm (W) x 600mm (H)	4,042	202	4,244
	Pool bar / attendant - counter(size - 3600 mm L x 6500 mm (W))	7,276	364	7,640
	Provision for stage and wall excluding LED screens	20,211	1,011	21,222
	Reception counters with stone and and timber finishes, o/a size 4.40m (L) x 1.0m (W) x 1.0m (H) - Bell/ Conceirge & Reception	48,507	2,425	50,932
	Reception counter	4,042	202	4,244
	Reception counter complete with stone and timber finishes	16,169	808	16,977
	Reception counter o/a size 2174 mm (L) x 500 mm (W) x 2400 mm (H)	4,394	220	4,614
	Roller blinds	20,211	1,011	21,222
	Shower cubicles complete with door and partition constructed of solid phenolic core face both sides with lamminated plastic complete with aluminium framing and nylon fixing accessories and ironmongery at female toilets	3,234	162	3,395
	Shower cubicles	9,095	455	9,550
	Show kitchen counter complete with stone finish	24,253	1,213	25,466
	Study table (size - 4300 mm (L) x 500 mm (W)) - Study	8,691	435	9,125
	Serve bar o/a size 1500mm (L) x 800mm (W) x 1000mm (H) - show kitchen	3,032	152	3,183
	Service counter - (size - 500 mm (W) x 1500 mm (L))	3,032	152	3,183
	Service counter - o/a size - 3500 mm (L) x 625 mm (W)	28,296	1,415	29,711
	Service Counter - (size - 3125 mm (L) x 700 mm (W))	12,632	632	13,264
	Show Kitchen - (size - 5350 mm (L) x 450 mm (W) - stone counter top with full height display cabinet)	10,813	541	11,354
	Shoe cabinet - (size - 3000 mm (L) x 440 mm (W)x 1000 mm (H))	6,063	303	6,367
	Stone counter top with low cabinet (timber finish) (size - 1300 mm (L) x 600 mm (W) x 800 mm (H))	13,137	657	13,794
	Toilet cubicles complete with door and partition constructed of solid phenolic core face both sides with lamminated plastic complete with aluminium framing and nylon fixing accessories and ironmongery at male and female toilets	28,296	1,415	29,711
	Towel display shelf - (size - 1000 mm (L) x 600 mm (W) - WC	2,021	101	2,122
	Towel cabinets	2,021	101	2,122
	Towel cabinet o/a size - 4800 mm (L) x 750 mm (W))	9,701	485	10,186
	Towel bin (for dirty towels)	505	25	531
	TV console with full height cabinet timber finish- (size - 4400 mm (L) x 500 mm (W) x 2400 mm (H)) - LIVING	800,365	40,018	840,383
	TV Console (size - 2450 mm (L) x 150 mm (W) x 500 mm (H)) - Entertainment	4,952	248	5,199
	TV Console (size - 2030 mm (L) x 400 mm (W) x 500 mm (H)) - Bedroom	4,103	205	4,308
	Urinal partition	2,223	111	2,334
	Vanity cabinets with mirrors - 13800 mm (L) at male and female changing room	27,892	1,395	29,286
	Vanity counter top - (size -2200 mm (L) x 600 mm (W)) - MBath	400,182	20,009	420,192
	Vanity counter top - (size -700 mm (L) x 150 mm (W)) - Bath 2	127,331	6,367	133,697
	Vanity counter top - (size -700 mm (L) x 150 mm (W)) - Bath 1	127,331	6,367	133,697
	Vanity counter top - (size -800 mm (L) x 150 mm (W)) - Powder room	145,521	7,276	152,797
	Vanity Counter at bath (size - 1200 mm (L) x 650 mm (W))	679,098	33,955	713,052
	Vanity counter with stone counter-top o/a size 3700mm (L) x 650mm (W)	1,617	81	1,698
	Vanity counter with stone counter-top o/a size 2550mm (L) x 650mm (W)	1,213	61	1,273

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Vanity counter top (size 2000 mm (L) x 650 mm (W))- Female toilet	4,042	202	4,244
	Vanity counter top - (size - 2520 mm (L) x 650 mm (W)) - Male toilet	4,446	222	4,669
	Vanity Counter (size - 1600 mm (L) x 600 mm (W)) - Bath	3,234	162	3,395
	Vanity mirror o/a size 1000mm (L) x 1000mm (H)	303	15	318
	Wall hung cabinet o/a size 300 mm (W) x 3100 mm (L) - pantry	6,265	313	6,579
	Wall hung cabinet o/a size 1500 mm (L) x 300 mm (W) - Gym/Spa	3,032	152	3,183
	Wall unit - Timber finish- (size - 2000 mm (L) x 300 mm (W) x 780 mm (H)) - Show Kitchen	363,802	18,190	381,992
	Wall unit - (size - 3900 mm (L) x 300 mm (W) x 1000 mm (H))	7,882	394	8,277
	Wall unit - Laquer finish- (size - 2800 mm (L) x 300 mm (W) x 780 mm (H)) - Dirty Kitchen	509,323	25,466	534,789
	Wall unit -(size- 3300 mm (L)x 300 mm (W)x 1000 mm (H) - pantry	6,670	333	7,003
	WC cubicle	5,053	253	5,305
	Wine display cabinet (size - 6050 mm (L) x 800 mm (W) x 3335 mm (H)	12,228	611	12,839
	Wine display cabinet (size- 3000 mm (L) x 800 mm (W) x 3335 mm(H)	6,063	303	6,367
	Yoga Stage	2,021	101	2,1[illegible]
	Total 10.0	12,655,380	632,769	13,288,149
C.11	Misceallaneous			
	AV Equipment	52,114	2,606	54,720
	Specialist Signages	39,085	1,954	41,040
	Other Signages	124,761	6,238	130,999
	Total 11.0	215,960	10,798	226,758
	TOTAL (C.)	**44,633,614**	**2,231,681**	**46,865,294**
	Summary			
D.	**ME Services**			
	Security System	614,426	30,721	645,147
	Electrical and communication system	7,473,402	373,670	7,847,072
	Sanitary and Fire protection System	2,711,799	135,590	2,847,388
	Air-conditioning & Ventilation System	3,407,842	170,392	3,578,234
	Lift & Escalator System	1,468,367	73,418	1,541,785
	Total (D.)	15,675,835	783,792	16,459,627
D.	**ME Services**			
D.1	**Security System**			
Jan/00	CCTV & Network Equipment	257,939	12,897	270,836
Jan/00	Access control equipment	127,739	6,387	134,126
Jan/00	Electronic Key Management System	9,297	465	9,762
Jan/00	Screening Equipment	80,188	4,009	84,197
Jan/00	Enclosures	12,400	620	13,020
Jan/00	Control Room Equipment	22,778	1,139	23,917
Jan/00	Servers, workstations, software	104,085	5,204	109,289
	Total (1.0)	614,426	30,721	645,147
D.1	**Security System**			

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Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
Jan/00	CCTV & Network Equipment			
	CCTV & Network Equipment	257,939	12,897	270,836
	Sub Total (1.1)	257,939	12,897	270,836
Jan/00	Access control equipment			
	Access control equipment	127,739	6,387	134,126
	Sub Total (1.2)	127,739	6,387	134,126
Jan/00	Electronic Key Management System			
	Electronic Key Management box	9,297	465	9,762
	Sub Total (1.3)	9,297	465	9,762
Jan/00	Screening Equipment			
	Screening Equipment	80,188	4,009	84,197
	Sub Total (1.4)	80,188	4,009	84,197
Jan/00	Enclosures			
	Enclosures	12,400	620	13,020
	Sub Total (1.5)	12,400	620	13,020
Jan/00	Control Room Equipment			
	Control Room Equipment	22,778	1,139	23,917
	Sub Total (1.6)	22,778	1,139	23,917
Jan/00	Servers, workstations, software			
	Servers, workstations, software	104,085	5,204	109,289
	Sub Total (1.7)	104,085	5,204	109,289
D.2	**Electrical and communication system**			
Jan/00	Switch gear	136,674	6,834	143,508
Jan/00	Transformer and generator set	677,076	33,854	710,930
Jan/00	Main distribution board and essential main distribution board	226,770	11,339	238,109
Jan/00	Distribution board and panel board	681,292	34,065	715,357
Jan/00	Busduct	286,179	14,309	300,488
Jan/00	Cable and raceways	2,022,938	101,147	2,124,084
Jan/00	Lighting fixture	1,922,315	96,116	2,018,431
Jan/00	Switches and outlets	111,116	5,556	116,671
Jan/00	Telephone and computer system	55,444	2,772	58,216
Jan/00	MATV system	128,317	6,416	134,732
Jan/00	Fire alarm system	531,239	26,562	557,801
Jan/00	Public address	178,192	8,910	187,102
Jan/00	Lighting control system	151,847	7,592	159,439
Jan/00	Lightning protection and grounding system	96,350	4,818	101,168
Jan/00	External Landscape Lighting	24,754	1,238	25,992
Jan/00	Network room controller system	36,779	1,839	38,618
Jan/00	Façade lighting	161,690	8,084	169,774
Jan/00	Home Management system	35,828	1,791	37,620
Jan/00	Fire barrier, Testing and Miscellaneous	8,602	430	9,032
	Total (2.0)	7,473,402	373,670	7,847,072
D.2	**Electrical and communication system**			
Jan/00	Switch gear			
	SF6 switch gear w/terminator kits	91,153	4,558	95,710

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	XLPE 3C-95 sq.mm, 12kv	2,168	108	2,276
	IMC Ø 100mm	910	46	956
	Fitting and accessories	42,444	2,122	44,566
	Sub Total (2.1)	136,674	6,834	143,508
Jan/00	Transformer and generator set			
	Dry type transformer 2,000 kVA, 11kV	125,310	6,265	131,575
	Generator set 1,500kVA (stand by) complete with : - GCP., fuel day tank - Air inlet / outlet louver w/sound attenuator etc.	551,767	27,588	579,355
	Sub Total (2.2)	677,076	33,854	710,930
Jan/00	Main distribution board and essential main distribution board			
	EMDB 1	55,460	2,773	58,233
	EMDB 2	58,532	2,927	61,458
	Tie panel	30,317	1,516	31,8[illegible]
	Capacitor Bank (1600A)	74,782	3,739	78,521
	ATS 400A	7,680	384	8,064
	Sub Total (2.3)	226,770	11,339	238,109
Jan/00	Distribution board and panel board			
	MTS-AVR 600kVA	9,095	455	9,550
	MTS-AVR 800kVA	10,106	505	10,611
	Distribution board	160,073	8,004	168,077
	Panel board	76,398	3,820	80,218
	Load panel	374,918	18,746	393,664
	Dual kWh hour meter	12,806	640	13,446
	Hanger support and accessories	37,896	1,895	39,791
	Sub Total (2.4)	681,292	34,065	715,357
Jan/00	Busduct			
	Cu Busduct			
	2,500A CU busduct feeder			
	CU busduct (TR - EMDB)	37,900	1,895	39,795
	Elbow	6,063	303	6,367
	Flanged end	7,579	379	7,958
	Hanger support and accessories	2,021	101	2,122
	AL Busduct			
	2,500A AL busduct feeder			
	AL busduct (Genset -EMDB)	93,376	4,669	98,045
	Elbow	1,182	59	1,241
	Flanged end	1,182	59	1,241
	End enclosure	59	3	62
	Hanger support and accessories	6,856	343	7,199
	1,600A AL busduct feeder			
	AL busduct (EMDB - Cap Bank)	9,525	476	10,001
	Elbow	6,569	328	6,897
	Flanged end	2,526	126	2,653
	Hanger support and accessories	1,516	76	1,592
	1,000A AL busduct feeder			
	AL busduct (EMDB - Cap Bank)	84,871	4,244	89,115
	Elbow	1,516	76	1,592
	Flanged end	505	25	531
	Hanger support and accessories	606	30	637
	PIU - MCCB 630A	3,005	150	3,156
	PIU - MCCB 500A	1,927	96	2,023

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Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	PIU - MCCB 400A	3,953	198	4,151
	PIU - MCCB 150A	12,922	646	13,568
	PIU - MCCB 80A	517	26	543
	Sub Total (2.5)	286,179	14,309	300,488
Jan/00	Cable and raceways			
	Cable			
	THW 300 sq.mm	228,448	11,422	239,871
	THW 185 sq.mm	40,571	2,029	42,600
	THW 150 sq.mm	26,587	1,329	27,916
	THW 120 sq.mm	53,885	2,694	56,579
	THW 95 sq.mm	15,639	782	16,421
	THW 70 sq.mm	17,433	872	18,305
	THW 50 sq.mm	5,020	251	5,271
	THW 35 sq.mm	3,289	164	3,453
	THW 25 sq.mm	744	37	781
	THW 16 sq.mm	30,147	1,507	31,654
	THW 10 sq.mm	11,094	555	11,648
	THW 6 sq.mm	52,656	2,633	55,289
	FR 185 sq.mm	54,198	2,710	56,908
	FR 120 sq.mm	1,099	55	1,154
	FR 95 sq.mm	14,851	743	15,594
	FR 70 sq.mm	129	6	136
	FR 50 sq.mm	15,251	763	16,013
	FR 35 sq.mm	194	10	204
	FR 25 sq.mm	1,854	93	1,947
	FR 16 sq.mm	32	2	34
	FR 10 sq.mm	1,492	75	1,566
	Accessories	10,106	505	10,611
	Lighting points c/w conduit	501,047	25,052	526,099
	Power Outlets points c/w conduit	766,461	38,323	804,784
	Raceways			
	IMC Ø 100 mm	26,808	1,340	28,149
	IMC Ø 80 mm	18,475	924	19,398
	IMC Ø 65 mm	12,416	621	13,037
	EMT Ø 50 mm	5,260	263	5,523
	EMT Ø 40mm	844	42	886
	EMT Ø 32mm	338	17	355
	EMT Ø 25mm	13,862	693	14,555
	EMT Ø 20mm	3,994	200	4,193
	EMT Ø 15mm	26,723	1,336	28,059
	uPVC Ø 16mm	37,899	1,895	39,794
	Flexible conduit Ø 16m	13,986	699	14,685
	Pull box, fitting support and accessories	10,106	505	10,611
	Sub Total (2.6)	2,022,938	101,147	2,124,084
Jan/00	Lighting fixture			
	Self contain emergency light	117,047	5,852	122,900
	Lighting fixture	1,799,912	89,996	1,889,907
	Beacon Lights	303	15	318
	Hander support and accessories	5,053	253	5,305
	Sub Total (2.7)	1,922,315	96,116	2,018,431
Jan/00	Switches and outlets			
	Switch 1 way	5,805	290	6,095
	Switch 2 way	18,008	900	18,9[illegible]

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Std.power sockets, outlets, various connections	83,765	4,188	87,954
	Junction box and accessories	3,537	177	3,714
	Sub Total (2.8)	111,116	5,556	116,671
Jan/00	Telephone and computer system			
	MDF	13,339	667	14,006
	Data Rack	24,731	1,237	25,968
	Telephone outlet (RJ45)	5,025	251	5,276
	Telephone outlet (Analogue)	1,213	61	1,273
	Computer outlet (RJ45)	5,025	251	5,276
	IPTV Rack (data rack 3U)	4,091	205	4,295
	Support and accessories	2,021	101	2,122
	Sub Total (2.9)	55,444	2,772	58,216
Jan/00	MATV system			
	TV outlet	4,713	236	4,9[illegible]
	Support and accessories	1,779	89	1,868
	Wiring and raceways			
	RG 11	3,544	177	3,721
	RG 6	26,051	1,303	27,354
	IMC Ø 65 mm	15,200	760	15,960
	EMT Ø 20mm	19,539	977	20,516
	EMT Ø 16mm	42,332	2,117	44,449
	Pull box, fitting support and accessories	15,158	758	15,916
	Sub Total (2.10)	128,317	6,416	134,732
Jan/00	Fire alarm system			
	Smoke detector (addressable type)	254,516	12,726	267,242
	Fire alarm speaker	61,707	3,085	64,793
	Fire alarm telephone outlet	897	45	942
	Repeater fire control panel (SFCP)	24,253	1,213	25,466
	Fire alarm control panel w/battery back up	31,125	1,556	32,682
	Graphic annunciator	3,234	162	3,39[illegible]
	Fire alarm PC workstation and printer	1,698	85	1,7[illegible]
	Fire alarm module panel	18,885	944	19,830
	Automatic Voltage Stabilizer	404	20	424
	UPS	485	24	509
	Support and accessories	3,032	152	3,183
	Wiring and raceways			
	Wireway 100 x 100 mm (epoxy powder paint)	1,188	59	1,248
	Wireway 50 x 100 mm (epoxy powder paint)	13,010	650	13,660
	Twisted pair w/shield FRC	37,835	1,892	39,727
	FR 2C-2.5 sq.mm	15,134	757	15,891
	THW 1.5 sq.mm	24,889	1,244	26,133
	IMC Ø 20 mm	9,823	491	10,314
	EMT Ø 15mm	24,878	1,244	26,121
	Flexible conduit Ø 16m	1,213	61	1,273
	Pull box, fitting support and accessories	3,032	152	3,183
	Sub Total (2.11)	531,239	26,562	557,801
Jan/00	Public address			

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Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Public address sound rack console completed with : Paging switch Microphone and paging station Multi CD player FM turner, dual cassette tape deck Digital recorder message unit Mixer & pre-amplifier, power amplifier Zone selector switch etc.	17,786	889	18,675
	Sound terminal box	14,431	722	15,152
	Recessed ceiling speaker	37,158	1,858	39,016
	Volume control	2,716	136	2,852
	Automatic Voltage Stabilizer	404	20	424
	Support and accessories	1,112	56	1,167
	Wiring and raceways			
	2C-2.5 sq.mm VTF	24,253	1,213	25,466
	THW 2.5 sq.mm	31,934	1,597	33,530
	EMT Ø 20mm	28,680	1,434	30,114
	EMT Ø 15mm	17,091	855	17,945
	Flexible conduit Ø 15mm	606	30	637
	Pull box, fitting support and accessories	2,021	101	2,122
	Sub Total (2.12)	178,192	8,910	187,102
Jan/00	Lighting control system			
	Lighting control system	151,847	7,592	159,439
	Sub Total (2.13)	151,847	7,592	159,439
Jan/00	Lightning protection and grounding system			
	Lightning protection and grounding system	96,350	4,818	101,168
	Sub Total (2.14)	96,350	4,818	101,168
Jan/00	External Landscape Lighting			
	External Landscape Lighting	24,754	1,238	25,992
	Sub Total (2.15)	24,754	1,238	25,992
Jan/00	Network room controller system			
	Network room controller system	36,779	1,839	38,618
	Sub Total (2.16)	36,779	1,839	38,618
Jan/00	Façade lighting			
	Façade lighting	161,690	8,084	169,774
	Sub Total (2.17)	161,690	8,084	169,774
Jan/00	Home Management System			
	Home Management System	35,828	1,791	37,620
	Sub Total (2.18)	35,828	1,791	37,620
Jan/00	Fire barrier, Testing and Miscellaneous			
	Fire barrier, Testing and Miscellaneous	8,602	430	9,032
	Sub Total (2.19)	8,602	430	9,032
C.3	**Sanitary and Fire protection System**			
Jan/00	Cold water system	235,907	11,795	247,702

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
Jan/00	Hot water system	946,457	47,323	993,779
Jan/00	Soil, waste & kitchen waste	323,822	16,191	340,013
Jan/00	Vent system	112,480	5,624	118,104
Jan/00	Rain leader system	70,117	3,506	73,623
Jan/00	Fire protection system	607,556	30,378	637,934
Jan/00	Fire suppression system	105,727	5,286	111,013
Jan/00	Swimming pool system	158,589	7,929	166,519
Jan/00	Gas system	15,741	787	16,528
Jan/00	Sanitary wares installation	135,402	6,770	142,172
	Total (3.0)	2,711,799	135,590	2,847,388
C.3	**Sanitary and Fire protection System**			
Jan/00	Cold water system			
	Pipe : PPR 80 PN 10			
	Ø 15 mm	862	43	905
	Ø 20 mm	13,288	664	13,9[illegible]
	Ø 25 mm	10,041	502	10,543
	Ø 32 mm	16,007	800	16,808
	Ø 40 mm	20,712	1,036	21,747
	Ø 50 mm	37,118	1,856	38,973
	Ø 65 mm	9,111	456	9,567
	Ø 80 mm	17,555	878	18,432
	Pipe PE lined galvanized steel			
	Ø 100 mm	40,673	2,034	42,707
	Ø 150mm	19,609	980	20,589
	Fitting	10,510	525	11,035
	Hanger and support	13,744	687	14,431
	Valve and accessories	21,020	1,051	22,071
	Booster pump	5,659	283	5,942
	Sub Total (3.1)	235,907	11,795	247,702
Jan/00	Hot water system			
	Pipe : PPR 80 PN 20			
	Ø 20 mm	11,505	575	12,080
	Ø 25 mm	8,346	417	8,763
	Ø 32 mm	11,302	565	11,867
	Ø 40 mm	20,761	1,038	21,799
	Ø 50 mm	98,799	4,940	103,739
	Ø 65 mm	17,851	893	18,743
	Ø 80 mm	4,592	230	4,822
	Ø 100 mm	4,700	235	4,935
	Fitting	14,552	728	15,280
	Hanger and support	19,403	970	20,373
	Insulation			
	Ø 20 mm	13,149	657	13,806
	Ø 25 mm	9,273	464	9,737
	Ø 32 mm	9,795	490	10,285
	Ø 40 mm	15,571	779	16,349
	Ø 50 mm	74,099	3,705	77,804
	Ø 65 mm	13,090	655	13,745
	Ø 80 mm	2,985	149	3,134
	Ø 100 mm	2,474	124	2,598
	Valve and accessories	29,104	1,455	30,559
	Hot water return pump	25,870	1,294	27,164
	Chilled water circulating pump	12,935	647	13,582
	Hot water circulating pump	12,935	647	13,582

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Heat pump	291,042	14,552	305,594
	Storatge tank	202,112	10,106	212,218
	Electrical work	20,211	1,011	21,222
	Sub Total (3.2)	946,457	47,323	993,779
Jan/00	Soil, waste & kitchen waste			
	Cast iron pipe ASTMA 74-75 hubless type			
	Ø 32 mm	8,731	437	9,168
	Ø 50 mm	38,290	1,915	40,205
	Ø 80 mm	39,931	1,997	41,927
	Ø 100 mm	52,336	2,617	54,953
	Ø 125 mm	1,870	93	1,963
	Ø 150 mm	47,310	2,366	49,676
	Ø 200 mm	70,524	3,526	74,050
	Ø 250 mm	6,015	301	6,316
	Fitting	12,935	647	13,582
	Hanger and support	16,977	849	17,826
	Clean out, floor drain and accessories	25,870	1,294	27,164
	Grease separator	1,516	76	1,592
	Oil interceptor	1,516	76	1,592
	Sub Total (3.3)	323,822	16,191	340,013
Jan/00	Vent system			
	Galvanized steel pipe class M			
	Ø 50 mm	70,623	3,531	74,154
	Ø 80 mm	2,303	115	2,418
	Ø 100 mm	32,682	1,634	34,316
	Fitting	2,830	141	2,971
	Hanger and support	3,234	162	3,395
	Vent through roof	808	40	849
	Sub Total (3.4)	112,480	5,624	118,104
Jan/00	Rain leader system			
	Ø 100 mm	1,969	98	2,068
	Ø 150 mm	11,063	553	11,616
	Ø 200 mm	38,854	1,943	40,797
	Ø 250 mm	11,035	552	11,587
	Fitting	2,345	117	2,462
	Hanger and support	3,234	162	3,395
	Siphonage head	1,617	81	1,698
	Sub Total (3.5)	70,117	3,506	73,623
Jan/00	Fire protection system			
	Black steel pipe sch.40 seam			
	Ø 25 mm	91,840	4,592	96,432
	Ø 32 mm	25,256	1,263	26,519
	Ø 40 mm	22,960	1,148	24,108
	Ø 50 mm	14,229	711	14,940
	Ø 65 mm	12,877	644	13,521
	Ø 80 mm	21,343	1,067	22,410
	Ø 100 mm	61,806	3,090	64,896
	Ø 150 mm	47,977	2,399	50,376
	Fitting	11,318	566	11,884
	Hanger and support	15,361	768	16,129
	Valve and accessories	23,445	1,172	24,617
	Sprinkler head	116,388	5,819	122,207

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Hose reel	49,022	2,451	51,473
	Fire Extinguisher (CO2 4.5kg)	67,344	3,367	70,711
	Landing valves (wet risers)	13,016	651	13,667
	Breeching inlets	3,234	162	3,395
	Pre-action system	10,141	507	10,648
	Sub Total (3.6)	607,556	30,378	637,934
Jan/00	Fire suppression system			
	Fire suppression system	105,727	5,286	111,013
	Sub Total (3.7)	105,727	5,286	111,013
Jan/00	Swimming pool system			
	Swimming pool system	158,589	7,929	166,519
	Sub Total (3.8)	158,589	7,929	166,519
Jan/00	Gas system			
	Black steel pipe A53 seamless			
	Ø 20 mm	130	7	137
	Ø 25 mm	131	7	138
	Ø 100 mm	4,162	208	4,370
	Fitting	1,374	69	1,443
	Hanger and support	1,859	93	1,952
	Valves and accessories	8,084	404	8,489
	Sub Total (3.9)	15,741	787	16,528
Jan/00	Sanitary wares installation			
	Sanitary wares installation	135,402	6,770	142,172
	Sub Total (3.10)	135,402	6,770	142,172
C.4	**Air-conditioning & Ventilation System**			
Jan/00	Air handing & fan coil unit	837,311	41,866	879,177
Jan/00	Piping work and accessories	457,007	22,850	479,857
Jan/00	Condensate drain	450,795	22,540	473,334
Jan/00	Ventilation and pressure fan	114,133	5,707	119,839
Jan/00	Duct work and accessories	488,105	24,405	512,511
Jan/00	Diffuser and grilles	336,433	16,822	353,255
Jan/00	Electrical work	528,631	26,432	555,063
Jan/00	Building Manageemnt System	195,427	9,771	205,198
	Total (4.0)	**3,407,842**	**170,392**	**3,578,234**
C.4	**Air-conditioning & Ventilation System**			
Jan/00	Air handing & fan coil unit			
	FCU	735,446	36,772	772,219
	PAU	43,656	2,183	45,839
	AHU	58,208	2,910	61,119
	Sub Total (4.1)	837,311	41,866	879,177
Jan/00	Piping work and accessories			
	Black steel pipe sch.40 seamed			

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Ø 25 mm	40,697	2,035	42,732
	Ø 32 mm	2,026	101	2,127
	Ø 40 mm	2,102	105	2,207
	Ø 50 mm	4,346	217	4,564
	Ø 65 mm	3,546	177	3,723
	Ø 80 mm	2,309	115	2,424
	Ø 100 mm	50,782	2,539	53,321
	Ø 125 mm	2,488	124	2,613
	Ø 150 mm	12,871	644	13,514
	Ø 200 mm	6,350	317	6,667
	Ø 250 mm	47,731	2,387	50,117
	Ø 300 mm	26,032	1,302	27,334
	Fitting	30,721	1,536	32,257
	Hanger and support	40,422	2,021	42,444
	Valves and accessories	61,442	3,072	64,514
	Insulation			
	Ø 25 mm	47,480	2,374	49,854
	Ø 32 mm	2,315	116	2,431
	Ø 40 mm	2,102	105	2,207
	Ø 50 mm	3,622	181	3,803
	Ø 65 mm	2,503	125	2,628
	Ø 80 mm	1,429	71	1,501
	Ø 100 mm	36,773	1,839	38,612
	Ø 125 mm	1,244	62	1,306
	Ø 150 mm	4,344	217	4,561
	Ø 200 mm	1,761	88	1,849
	Ø 250 mm	10,607	530	11,137
	Ø 300 mm	5,727	286	6,013
	Adhesive	3,234	162	3,395
	Sub Total (4.2)	457,007	22,850	479,857
Jan/00	Condensate drain			
	PVC pipe class 8.5			
	Ø 25 mm	3,843	192	4,035
	Ø 32 mm	561	28	589
	Ø 40 mm	209	10	219
	Ø 50 mm	1,668	83	1,751
	Ø 150 mm	2,113	106	2,219
	Fitting	1,294	65	1,358
	Hanger and support	970	49	1,019
	Insulation			
	Ø 25 mm	3,843	192	4,035
	Ø 32 mm	561	28	589
	Ø 40 mm	209	10	219
	Ø 50 mm	9,532	477	10,008
	Ø 150 mm	2,685	134	2,819
	Adhesive	404	20	424
	Valves and accessories	422,905	21,145	444,050
	Sub Total (4.3)	450,795	22,540	473,334
Jan/00	Ventilation and pressure fan			
	Main Exhaust Fan	9,216	461	9,677
	Pressurized fan	28,134	1,407	29,541
	Pressurized fan (stair lobby)	728	36	764
	Pressurized fan (Hotel Corridor)	2,526	126	2,653
	Main Kitchen exhaust fan (on Roof)	9,216	461	9,677
	Kitchen exhaust fan	49,396	2,470	51,866
	Exhaust fan	5,457	273	5,730
	Ceiling Fan	9,459	473	9,932

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Sub Total (4.4)	114,133	5,707	119,839
Jan/00	Duct work and accessories			
	Fire Damper	40,422	2,021	42,444
	Galvanized steel sheet			
	Gauge #26-0.5mm thk	59,146	2,957	62,103
	Gauge #24-0.6mm thk	109,686	5,484	115,171
	Gauge #22-0.8mm thk	121,591	6,080	127,670
	Gauge #20-1.0mm thk	5,214	261	5,475
	Gauge #18-1.2mm thk	76,031	3,802	79,832
	Black Steel Duct	58,633	2,932	61,564
	2HR Fire rated enclosure	10,106	505	10,611
	Insulation	7,276	364	7,640
	Sub Total (4.5)	488,105	24,405	512,511
Jan/00	Diffuser and grilles			
	Diffuser and grilles	336,433	16,822	353,2[illegible]
	Sub Total (4.6)	336,433	16,822	353,255
Jan/00	Electrical work			
	Electrical work	528,631	26,432	555,063
	Sub Total (4.7)	528,631	26,432	555,063
Jan/00	Building Manageemnt System			
	Building Manageemnt System	195,427	9,771	205,198
	Sub Total (4.8)	195,427	9,771	205,198
D.5	**Lift & Escalator System**			
	Lift system including finishing [LIFT]			
	Passenger Lift : 24P (1600 kg) - CO - 18S/O - 9NS - 150m/min	474,722	23,736	498,45[illegible]
	Passenger Lift : 24P (1600 kg) - CO - 15S/O - 12NS - 150m/min - 1D/2G	366,228	18,311	384,539
	Service Lift: 24P (1600 kg) - 2S -28S/O - 120m/min	255,955	12,798	268,753
	Fire service Lift : 24P (1600 kg) - 2S - 28S/O - 120m/min	135,092	6,755	141,846
	Service Lift : 21P (1600 kg) - 2S - 60m/min - 1D/1G	168,643	8,432	177,075
	Passenger Lift: 8P (630 kg) - CO - 2S/O - 60m/min - 1D/1G	40,342	2,017	42,359
	Domestic Lift : 1000 kg - 2S/O - 45m/min	27,386	1,369	28,756
	Sub Total (5.0)	1,468,367	73,418	1,541,785
E	**Furnishing, furniture and equipment (FF&E)**			
	Building Maintenance Unit	185,005	9,250	194,255
	Public Area	7,854,541	392,727	8,247,268
	Service Apartment	1,537,469	76,873	1,614,342
	Hotel Units	1,349,969	67,498	1,417,468
	Kitchen Equipment	3,309,166	165,458	3,474,624
	Laundry Equipment	122,905	6,145	129,050
	TOTAL (E.)	**14,359,054**	**717,953**	**15,077,007**

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
F.	**Hotel operating equipment and supplies (HOES)**			
	Hotel operating equipment and supplies (HOES)	11,434,277	571,714	12,005,990
	TOTAL (F.)	**11,434,277**	**571,714**	**12,005,990**

Landmark Project Yangon, Myanmar

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LMK MIC – Project Cost Estimate & Cost Status.xls

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Summary			
A	Foundation and sub structure	-	-	-
B.	Structural frame and slab	13,219,914	660,996	13,880,910
C.	Architectural works	12,932,753	646,638	13,579,628
D.	ME services	11,383,892	569,195	11,953,087
E.	Furnishing, furniture and equipment (FF&E)	226,368	11,318	237,687
	Total (Tower 3)	**37,762,927**	**1,888,146**	**39,651,311**
A	**Foundation and sub structure**			
	Included in 2.0			
	TOTAL (A)			
B	**Structural frame and slab**			
B.1	Lift Core & Stair Core			
	Reinforced concrete	786,678	39,334	826,011
	Formwork	889,229	44,461	933,691
	Reinforcement	1,348,159	67,408	1,415,567
	Couplers	388,123	19,406	407,529
B.2	Column			
	Reinforced concrete	294,357	14,718	309,075
	Formwork	254,181	12,709	266,890
	Reinforcement	1,015,403	50,770	1,066,173
	Couplers	783,354	39,168	822,522
B.3	Beam			
	Reinforced concrete	607,109	30,355	637,464
	Formwork	777,658	38,883	816,541
	Reinforcement	3,412,725	170,636	3,583,361
B.4	Slab			
	Reinforced concrete	664,744	33,237	697,981
	Formwork	1,159,289	57,964	1,217,253
	Reinforcement	698,148	34,907	733,055
B.5	Staircase			
	Reinforced concrete	19,721	986	20,707
	Formwork	26,627	1,331	27,959
	Reinforcement	21,182	1,059	22,242
B.6	Other			
	Reinforced concrete	8,202	410	8,613
	Formwork	16,339	817	17,156
	Reinforcement	17,274	864	18,138
B.7	Waterproofing	31,411	1,571	32,982
	TOTAL (B)	**13,219,914**	**660,996**	**13,880,910**

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
C.	**Architectural Works**			
C.1	Façade	4,998,490	249,924	5,248,414
C.2	Swoosh	2,483,608	124,180	2,607,788
C.3	Walls and Partitions	584,204	29,210	613,652
C.4	Doors and Door Frames	1,089,348	54,467	1,143,816
C.5	Ironmongery	35,957	1,798	37,755
C.6	Floor Finishes	755,999	37,800	793,799
C.7	Ceiling Finishes	181,907	9,095	191,002
C.8	Wall Finishes	814,186	40,709	854,895
C.9	Staircase finishes	27,277	1,364	28,641
C.10	Sanitary Fittings	503,467	25,173	528,640
C.11	Milwork and sundries	69,843	3,492	73,335
C.12	Misceallaneous	1,388,466	69,423	1,457,890
	TOTAL (C.)	**12,932,753**	**646,638**	**13,579,628**
C.	**Architectural Works**			
C.1	**Façade**			
	Aluminium work			
	Window Wall			
	Fully- unitised window wall with vision glass. Spandrel glass and/or aluminium cladding			
	Vision: Low-E IGU Glass (GS1a)	1,892,105	94,605	1,986,710
	Spandrel: Monolithic clear glass (GS2a)	150,892	7,545	158,437
	Curtain Wall Unitsed Panel			
	Fully- unitised curtainwall with architectural aluminium brushstrokes features, frit pattern strips			
	Vision: Low-E IGU Glass (GS1a)	1,021,480	51,074	1,072,554
	Vision with frit pattern: Low-E IGU Glass (GS1c)	103,884	5,194	109,079
	Spandrel: Monolithic clear glass (GS2a)	640,599	32,030	672,629
	Spandrel with frit pattern: Monolithic Glass (GS2b)	38,784	1,939	40,72[illegible]
	Insulated Aluminium Back Panel	135,601	6,780	142,3[illegible]
	Curtain wall to east façade along core wall (spandrel glass)	204,351	10,218	214,569
	Aluminium Capping			
	Aluminium capping to parapet wall at roof level, 500mm wide	27,792	1,390	29,181
	Aluminium Cladding			
	Aluminium cladding between glazings to north, west & east elevs (note: all cladding are fixed to concrete wall)	483,819	24,191	508,010
	Aluminium Brushstroke			
	01 - Architectural Aluminium Brushstroke Feature:			
	Fins along south & east elevs			
	girth size, .2+.4+.2m	62,069	3,103	65,172
	girth size, .4+.4+.4m	104,741	5,237	109,978
	girth size, .6+.4+.6m	116,603	5,830	122,433
	Aluminium Louvre			
	Aluminium Louvres to Roof core wall	13,782	689	14,471
	Canopy to Roof Top Resturant			
	Aluminium Doors to roof core wall			
	Core wall 1	1,191	60	1,251
	Core wall 2	795	40	835
	Total 1.0	4,998,490	249,924	5,248,414

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
C.2	**Swoosh**			
	Aluminium frame, anodized finish, curtain wall system in laminated single lite vision glass	43,275	2,164	45,438
	Aluminium framed anodized finish laminated single lite vision glass double leaf swing glass door with fixed glass panel above and besides; complete with SS kickplate 200mm high	47,472	2,374	49,846
	Extra over for 2000mm wide x 2580mm high Double leaf swing glass door complete concealed spring hinges,SS handles, multi-point locking system	10,631	532	11,163
	Aluminium cladding complete with insulated aluminium sandwich panel and vertical structure steel support	74,533	3,727	78,259
	S2 - 'Swoosh' semi-unitised glass canopy with slanted glass wall in laminated glass with frit pattern (GS8 - 6mm clear (HS) + 1.52 PVB + 6mm clear (HS) with ceramic frit pattern on surface 4) and monolithic spandrel clear glass (GS2a - 8mm clear (HS)); supported by concealed structural steel framing			
	GS8	62,145	3,107	65,253
	GS2a	31,886	1,594	33,480
	AC2 - 703mm deep x 478mm wide Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing; complete with GMS CHS primary frame GMS subframe	31,800	1,590	33,390
	AC2 - 415mm deep x 274mm wide Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing; complete with GMS CHS primary frame GMS subframe	10,484	524	11,008
	Overall 750mm wide x 350mm high Aluminium gutter complete with steel structure, anti-drumming membrane, mesh debris guard, flashing	16,227	811	17,038
	S3 - 'Swoosh' Semi unitised slanted glass wall in Low-E laminated vision glass (GS9 - 8mm clear (HS) + 1.52 PVB + 8mm clear (HS) with hard coat low-e on surface 4) and monolithic spandrel clear glass (GS2a - 8mm clear (HS))			
	GS9	84,033	4,202	88,235
	GS2a	12,279	614	12,893
	S3 - 'Swoosh' Semi unitised glass skylight in Low-E laminated IGU vision glass with frit pattern (GS7 - 8mm clear (HS) + 12mm (AS) + 17.52mm (8+1.52+8) clear (HS) with double silver low-e coating on surface 2 of outer lite & ceramic frit on surface 3)	390,523	19,526	410,050
	S3 - 'Swoosh' Semi unitised glass skylight in insulated aluminium sandwich panel with anti-drumming membrane backing and thermal insulation	322,859	16,143	339,002
	AC2 - 600mm deep x 400mm wide x 600mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2; supported by GMS subframe	31,078	1,554	32,632
	AC2 - 650mm deep x 500mm wide x 350mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing, thermal insulatation; complete with GMS subframe	46,827	2,341	49,168
	AC2 - 230mm deep x 500mm wide x 230mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing, mesh debris guard; complete with GMS subframe	140,829	7,041	147,870
	2350mm girth 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing and GMS bracket; to edge of swoosh roof	73,090	3,655	76,745
	Overall 700mm wide x 500mm high Aluminium gutter complete with steel structure, aluminium cladding, anti-drumming membrane, mesh debris guard, flashing	22,214	1,111	23,325
	Overall 650mm wide x 420mm high Aluminium gutter complete with steel structure, anti-drumming membrane, mesh debris guard, flashing	19,475	974	20,449
	Primary structural steel support for swoosh	189,725	9,486	199,211
	1200mm high spandrel to beam at L4 retail high level complete with 1300mm girth anodized aluminium sill capping	15,226	761	15,987
	Aluminium cladding to internal side of exposed beam	653,455	32,673	686,127
	Aluminium soffit cladding ceiling to aluminium cladding opaque area of glass roof	153,543	7,677	161,220
	Total 2.0	2,483,608	124,180	2,607,788

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
C.3	**Walls and Partitions**			
	Light weight concrete block wall			
	100 (T) mm	58,237	2,912	61,149
	200 (T) mm	140,974	7,049	148,023
	250 (T) mm	47,180	2,359	49,539
	Light Weight concrete block kerb			
	150 (W) x 220 (H) mm	13	1	13
	150 (W) x 270 (H) mm	226	11	237
	Dry wall partition (W11) overall 145 (T) mm comprising: (1) Metal stud support 100 (T) mm (2) Batt insulation (48 kg/m3) 100 (T) mm between stud (3) One side with single layer of gypsum board 15 (T) mm (4) Other side with double layers of gypsum board 15 (T) mm	113,986	5,699	119,685
	Dry wall partition (W12) overall 160 (T) mm comprising: (1) Metal partition (W12) overall 160 (T) mm (2) Batt partition (W12) overall 160 (T) mm (3) Both sides with double layers of gypsum board 15 (T) mm	223,815	11,191	235,0[illegible]
	Total 3.0	584,204	29,210	613,652
C.4	**Doors and Door Frames**			
	Overall size 50 x 100 mm	26,896	1,345	28,241
	Aluminium door frame in powder coated paint finish completed with sub-frame (where applicable)			
	Overall size 50 x 100 mm	22,443	1,122	23,566
	Galvanised steel single door in powder coated white painted finish 46 (T) mm (1.5 hr FRP) with 8mm (T) clear tempered glass			
	900 (W) x 2150 (H) mm (D5)	93,292	4,665	97,956
	900 (W) x 1950 (H) mm (D8)	44,761	2,238	46,999
	Galvanised steel single door in powder coated white painted finish 46 (T) mm (1.5 hr FRP) with wire glass 200 (W) x 600 (H) x 8 (T) mm an panel			
	1050 (W) x 2150 (H) mm (D6)	75,254	3,763	79,016
	Galvanised steel double door in powder coated white painted finish 46 (T) mm (1.5 hr FRP) with 8mm (T) clear tempered glass			
	Overall size 1900 [950 + 950] (W) x 2150 (H) mm (D4)	46,194	2,310	48,5[illegible]
	Overall size 1200 [800 + 400] (W) x 2150 (H) mm (D9)	26,744	1,337	28,08[illegible]
	Aluminium double door in powder coated white paint finish 46 (T) mm (1.5 h FRP) with clear tempered glass 650 (E) x 1900 (H) x 10 (T) mm on each panel,			
	overall size 1800 [900+900] (W) x 2150 (H) mm (D10)	294,990	14,750	309,740
	Aluminium double door in powder coated white painted finish 46 (T) mm (1.5 hr FRP) with clear tempered glass 10 (T) mm,			
	Overall size 2100 [1050 + 1050] (W) x 2150 (H) mm (D1)	38,292	1,915	40,207
	Black rubber seal to fire rated door	9,683	484	10,167
	Fire seal to fire rated door			
	Concealed on vertical sides	7,402	370	7,772
	Exposed on top	2,280	114	2,394
	Double Swing Opening Door with Vision Panel (1300x2200)	29,706	1,485	31,191
	Double Swing Opening Door with Templed Glass (2200x2200)	27,568	1,378	28,947
	Double Swing Opening Door with Vision Panel (2000x2200)	53,073	2,654	55,726
	Single Swing Opening Door with Vision Panel (1150x2200)	50,014	2,501	52,514
	Single Swing Opening Door (1000x2000)	37,526	1,876	39,402
	Single Swing Opening Door (1000x2200)	79,609	3,980	83,589
	Single Swing Opening Door (800x800)	11,579	579	12,158
	Double Swing Opening Door with Templed Glass (1900x2200)	112,042	5,602	117,644
	Total 4.0	1,089,348	54,467	1,143,816

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
C.5	**Ironmongery**			
	4BB hinge 127 x 89 x 3 mm, SS matt # 926.90.141 (1)	6,144	307	6,451
	Hafele mortise sashlock, bs 56/79 mm c/w strike plate and strike box #911.02.153 (2)	1,440	72	1,512
	Hafele mortise deadlock, bs 56 mm # 911.22.561 (3)	828	41	870
	Hafele thumbturn cylinder, 65 mm # 916.95.31601 (4)	1,440	72	1,512
	Hafele double cylinder, 60mm # 916.95.10602 (5)	1,538	77	1,615
	Hafele SS escutcheon (rose) # 902.52.000 (6)	4,187	209	4,396
	Hafele SS pull handle, 300 mm # 905.01.033 (8)	722	36	759
	Hafele SS pull handle,1.5 meter # 903.09.950 (9)	528	26	554
	Hafele SS lever handle # 900.52.606 (10)	5,589	279	5,869
	Hafele SS "PUSH" / "PULL" plate with handle # 995.00.181 + 987.18.300 (11)	1,809	90	1,900
	Hafele panic bar for single door, inlcuded: touch bar + lever handle #911.52.368 + 911.54.015 (12)	1,782	89	1,871
	Dorma closer TS 83, EN 6 # 931.06.449 (13)	3,983	199	4,182
	Hafele floor door stop, chrome matt #937.41.104 (14)	5,658	283	5,941
	Hafele flush bolt 305 mm + dust proof #911.62.013 + 900.16.603 (15)	309	15	324
	Total 5.0	35,957	1,798	37,755
C.6	**Floor Finishes**			
	Cement and sand screed			
	Cement	6,389	319	6,708
	Sand	1,370	69	1,439
	Colour Cement	1,175	59	1,234
	Hardener (F-HA)	24,668	1,233	25,902
	Liquid waterproofing	5,908	295	6,204
	Polymer waterproof system plaster with waterproof admixture (F-WP)	168	8	176
	Road Marking Paint	4,816	241	5,057
	Stone	369,209	18,460	387,670
	Threshold	1,225	61	1,286
	F-HT1 Natural Hues-Eco Body Ceramic (Cinder QHO8.1)	49,944	2,497	52,441
	F-HT2 Natural Hues-Eco Body Ceramic (Pebble QH18.1)	11,073	554	11,626
	F-5 Tile Floor (Blanco Naturale 600x600 mm)	24,784	1,239	26,023
	F-13 Stone Floor (White Volagus Approx 630x820 mm)	89,994	4,500	94,493
	F-16 Stone Floor (ST 214 800x800 mm)	55,221	2,761	57,982
	F-18 Stone Floor (TRAVERTINO ROMANO 600x600 mm)	34,762	1,738	36,500
	F-20 Tile Floor (Carbon Natural R10 800x800 mm)	75,293	3,765	79,058
	Total 6.0	755,999	37,800	793,799
C.7	**Ceiling Finishes**			
	C-1 Plaster Board Ceiling (Pure White RAL 9010)	18,721	936	19,657
	C-3 Ceiling Tile (Whit 600x600 mm)	2,748	137	2,886
	C-4 Water Proof Plaster Board Ceiling (Pure White RAL 9010)	6,442	322	6,764
	C-IP Majestic True Beauty Mait (Skylight 1624)	6,789	339	7,128
	C-WP	1,581	79	1,660
	Dry wall Ceiling (16mm THK Gysum Plaster)	55,215	2,761	57,976
	Emulsion Paint (C-IP)	1,746	87	1,834
	Fire resistant drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB1)	50,160	2,508	52,668
	Moisture resistant drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB2)	3,811	191	4,002
	Moisture resistant Drywall Ceiling (16mm THK Gysum Plaster)	28,082	1,404	29,486
	Skim coat sealer (C-SC)	5,466	273	5,739
	Silicate concrete sealer (C-WP)	1,147	57	1,204

Landmark Project Yangon, Myanmar

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Total 7.0	181,907	9,095	191,002
C.8	**Wall Finishes**			
	Corner column façade			
	Emulsion paint (W-IP)	14,404	720	15,124
	Plaster 20 (T) mm			
	Cement	44,035	2,202	46,237
	Sand	9,444	472	9,916
	Polymer modified waterproof system with waterproof admixture (W-WP)	707	35	742
	Waterproofing layer (W3.3)	2,261	113	2,374
	Waterproofing to toilet wall	2,020	101	2,121
	W-HT1 Natural Hues - Eco Body Ceramic (Pearl White QH63.2)	20,637	1,032	21,669
	W-HT2 Natural Hues - Eco Body Ceramic (Carnation QH48*2)	27,516	1,376	28,892
	Vinyl Skirting	20,328	1,016	21,344
	Stone Skirting	13,554	678	14,2[illegible]
	W-9 Tile Wall (Golden Nero 610x610 mm)	109,217	5,461	114,6[illegible]
	W-10 Painted Wall Odour Free (Traffic White RAL 9016)	1,924	96	2,020
	W-12 Stone Wall (WHITE VOLAGUS Appox. 1110x1410 mm)	7,059	353	7,412
	W-13 Stone Wall (ST207 Approx 280x1200 mm)	55,221	2,761	57,982
	W-14 Stone Wall (BLACK GALAXY)	1,170	58	1,228
	W-20 Stone Wall (Lime Black Approx 1200x1310 mm)	175,841	8,792	184,633
	W-27 Tile Wall (Geo White 800x800 mm)	292,880	14,644	307,524
	W-IP Majestic True Beauty Matt (Soul 1625)	15,968	798	16,766
	Total 8.0	814,186	40,709	854,895
C.9	**Staircase finishes**			
	Hardener (F-HA)			
	Floor	2,377	119	2,496
	Tread	1,311	66	1,377
	Riser	1,001	50	1,051
	Nosing	13,896	695	14,591
	Skim coat to ceiling	4,680	234	4,9[illegible]
	Emulsion paint (W-IP)	4,011	201	4,212
	Total 9.0	27,277	1,364	28,641
C.10	**Sanitary Fittings**			
	Urinal with flush valve	26,386	1,319	27,705
	Wash hand basin type 2- under counter fixture (FX21)	28,270	1,414	29,684
	Paper towel dispenser	2,450	123	2,573
	Soap dispenser	4,146	207	4,354
	Towel holder	31,474	1,574	33,048
	Hand dryer	13,193	660	13,852
	Robe hooks	15,266	763	16,029
	Grab bar	9,046	452	9,499
	Floor drain	12,460	623	13,083
	Toilet compartment system	49,002	2,450	51,452
	WC type 1 - wall hung fixture front of house (FX01)	98,003	4,900	102,904
	WC type 3 - disabled (FX03)	16,962	848	17,810
	Cleaners sink (FX23)	5,654	283	5,937
	Flush valve type 2 - auto sensor (FX52)	11,308	565	11,873
	Faucet type 1 - manual (FX53)	13,570	678	14,248
	Hygenic spray (FX58)	9,423	471	9,895

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Toilet partition	122,504	6,125	128,630
	600 mm width counter top	23,794	1,190	24,984
	Female 4780 (L) mm	2,827	141	2,968
	Male 2250 (L) mm	3,769	188	3,958
	Male 2770 (L) mm	3,958	198	4,156
	Total 10.0	503,467	25,173	528,640
C.11	**Milwork and sundries**			
	Railing (GS) 900 (H) mm as drawing A-DD-T3-323 comprising: (1) Galvanised steel handrail 40 (Dia) mm (2) Galvanised steel intermediate rail 12 (Dia) mm (In 4 No.) (3) Galvanised steel plate balustcade 32 (W) x 8 (T) x 860 (H) mm with anchor hook (In 2 No.) at 825 mm centres (4) All necessary fittings and accessories (5) Expoxy paint	61,566	3,078	64,645
	Tactile overall size 1000 (L) x 600 (W) mm	4,665	233	4,898
	Cat ladder overall size 686 (L) x 1060 (W) x 10440 (H) comprising: (1) Galvanised steel section cage frame and vertical support 4060 (G) x 40 (W) x 80 (D) mm (2) Galvanised steel plate horizontal cage frame 2000 (G) x 8 (W) x 50 (D) mm (In 28 No.) (3) Galvanised steel plate vertical cage frame 50 (W) x 8 (T) x 8040 (H) mm (In 3 No.) (4) Galvanised steel section vertical support 60 (W) x 120 (T) x 10440 (H) mm (In 2 No.) (5) Galvanised steel section horizontal support 137 (L) x 30 (W) x 50 (D) mm (In 16 No.) (6) Galvanised steel ladder rung 27 (Dia) x 566 (L) mm (In 26 No.)	3,455	173	3,628
	All necessary fittings and accessories	157	8	165
	Total 11.0	69,843	3,492	73,335
C.12	Misceallaneous			
	AV Equipment	335,055	16,753	351,807
	Specialist Signages	251,291	12,565	263,856
	Other Signages	802,121	40,106	842,227
	Total 12.0	1,388,466	69,423	1,457,890
	Summary			
D.	**ME Services**			
D.1	Security System	204,597	10,230	214,827
D.2	Electrical and communication system	3,511,024	175,551	3,686,575
D.3	Sanitary and Fire protection System	1,516,965	75,848	1,592,813
D.4	Air-conditioning & Ventilation System	3,546,759	177,338	3,724,097
D.5	Lift & Escalator System	2,604,547	130,227	2,734,775
	TOTAL (D.)	11,383,892	569,195	11,953,087
D.	**ME Services**			

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
D.1	**Security System**			
	CCTV & Network Equipment	124,156	6,208	130,364
	Access control equipment	71,097	3,555	74,652
	Enclosures	9,344	467	9,811
	Total (1.0)	204,597	10,230	214,827
D.1	**Security System**			
Jan/00	CCTV & Network Equipment			
	CCTV & Network Equipment	124,156	6,208	130,364
	Sub Total (1.1)	124,156	6,208	130,3[illegible]
Jan/00	Access control equipment			
	Access control equipment	71,097	3,555	74,652
	Sub Total (1.2)	71,097	3,555	74,652
Jan/00	Enclosures			
	Enclosures	9,344	467	9,811
	Sub Total (1.3)	9,344	467	9,811
D.2	**Electrical and communication system**			
Jan/00	Switch gear	141,200	7,060	148,260
Jan/00	Transformer and generator set	110,987	5,549	116,536
Jan/00	Main distribution board and essential main distribution board	408,348	20,417	428,765
Jan/00	Distribution board and panel board	351,852	17,593	369,445
Jan/00	Busduct	346,036	17,302	363,3[illegible]
Jan/00	Cable and raceways	763,276	38,164	801,440
Jan/00	Lighting fixture	268,036	13,402	281,438
Jan/00	Switches and outlets	9,876	494	10,369
Jan/00	Telephone and computer system	169,005	8,450	177,456
Jan/00	MATV system	35,960	1,798	37,758
Jan/00	Fire alarm system	360,360	18,018	378,378
Jan/00	Public address	58,326	2,916	61,243
Jan/00	Lighting control system	76,468	3,823	80,291
Jan/00	Lightning protection and grounding system	89,722	4,486	94,208
Jan/00	External Landscape Lighting	36,900	1,845	38,745
Jan/00	Network room controller system	54,825	2,741	57,567
Jan/00	Façade lighting	167,527	8,376	175,904
Jan/00	Home Management System	53,408	2,670	56,078
Jan/00	Fire barrier, Testing and Miscellaneous	8,912	446	9,358
	Total (2.0)	3,511,024	175,551	3,686,575
D.2	**Electrical and communication system**			
Jan/00	Switch gear			
	SF6 switch gear w/terminator kits	94,444	4,722	99,166

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	XLPE 3C-95 sq.mm, 12kv	1,958	98	2,056
	IMC Ø 100mm	822	41	863
	Fitting and accessories	43,976	2,199	46,175
	Sub Total (2.1)	141,200	7,060	148,260
Jan/00	Transformer and generator set			
	Dry type transformer 1,600 kVA, 11kV	110,987	5,549	116,536
	Sub Total (2.2)	110,987	5,549	116,536
Jan/00	Main distribution board and essential main distribution board			
	MDB 1	115,175	5,759	120,934
	MDB 2	125,645	6,282	131,928
	Tie panel	31,411	1,571	32,982
	Capacitor Bank (1000A)	62,823	3,141	65,964
	ATS 3200A	58,635	2,932	61,566
	ATS 1250A	14,659	733	15,392
	Sub Total (2.3)	408,348	20,417	428,765
Jan/00	Distribution board and panel board			
	Distribution board	95,826	4,791	100,617
	Panel board	26,386	1,319	27,705
	Load panel	181,139	9,057	190,196
	Dual kWh hour meter	23,722	1,186	24,908
	Switch disconnector	2,094	105	2,199
	Hanger support and accessories	22,686	1,134	23,820
	Sub Total (2.4)	351,852	17,593	369,445
Jan/00	Busduct			
	Cu Busduct			
	2,500A CU busduct feeder			
	CU busduct (TR - EMDB)	19,634	982	20,616
	Elbow	3,141	157	3,298
	Flanged end	3,926	196	4,123
	Hanger support and accessories	1,047	52	1,099
	AL Busduct			
	3,000A AL busduct feeder			
	AL busduct (MDB1 Riser)	99,796	4,990	104,786
	Elbow	2,932	147	3,078
	Flanged end	14,659	733	15,392
	End enclosure	209	10	220
	Hanger support and accessories	6,806	340	7,146
	2,500A AL busduct feeder			
	AL busduct (Genset -EMDB)	55,837	2,792	58,629
	Elbow	707	35	742
	Flanged end	707	35	742
	End enclosure	35	2	37
	Hanger support and accessories	4,100	205	4,305
	2,500A AL busduct feeder			
	AL busduct (MDB2 - Riser)	97,300	4,865	102,165
	Elbow	2,618	131	2,748
	Flanged end	2,618	131	2,748

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Hanger support and accessories	7,225	361	7,586
	2,000A AL busduct feeder			
	Busbar PIU	2,042	102	2,144
	1,000A AL busduct feeder			
	AL busduct (Gen-EMDB1,MDB)	17,976	899	18,874
	Elbow	1,571	79	1,649
	Flanged end	524	26	550
	Hanger support and accessories	628	31	660
	Sub Total (2.5)	346,036	17,302	363,338
Jan/00	Cable and raceways			
	Cable			
	THW 120 sq.mm	17,316	866	18,181
	THW 70 sq.mm	2,975	149	3,1[illegible]
	THW 50 sq.mm	3,679	184	3,8[illegible]
	THW 35 sq.mm	51,726	2,586	54,312
	THW 25 sq.mm	77,104	3,855	80,960
	THW 16 sq.mm	18,910	945	19,855
	THW 6 sq.mm	28,337	1,417	29,754
	FR 300 sq.mm	51,515	2,576	54,090
	FR 185 sq.mm	20,505	1,025	21,531
	FR 150 sq.mm	6,439	322	6,761
	FR 120 sq.mm	71,769	3,588	75,357
	FR 95 sq.mm	14,245	712	14,957
	FR 70 sq.mm	8,443	422	8,866
	FR 50 sq.mm	8,393	420	8,813
	FR 35 sq.mm	30	2	32
	FR 25 sq.mm	5,120	256	5,376
	FR 16 sq.mm	677	34	711
	Accessories	10,470	524	10,994
	Lighting points c/w conduit	207,640	10,382	218,022
	Power Outlets points c/w conduit	47,494	2,375	49,8[illegible]
	IMC Ø 100 mm	5,610	280	5,890
	IMC Ø 80 mm	19,020	951	19,971
	IMC Ø 65 mm	4,574	229	4,802
	EMT Ø 50 mm	2,265	113	2,379
	EMT Ø 40mm	46,541	2,327	48,868
	EMT Ø 32mm	337	17	354
	EMT Ø 25mm	10,733	537	11,269
	uPVC Ø 16mm	9,723	486	10,209
	Flexible conduit Ø 16m	1,215	61	1,276
	Pull box, fitting support and accessories	10,470	524	10,994
	Sub Total (2.6)	763,276	38,164	801,440
Jan/00	Lighting fixture			
	Self contain emergency light	84,997	4,250	89,247
	Lighting fixture	140,409	7,020	147,429
	Beacon Lights	314	16	330
	Downlight luminature	37,080	1,854	38,935
	Hander support and accessories	5,235	262	5,497
	Sub Total (2.7)	268,036	13,402	281,438

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Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
Jan/00	Switches and outlets			
	Switch 1 way	1,887	94	1,981
	Std.power sockets, outlets, various connections	4,324	216	4,541
	Junction box and accessories	3,665	183	3,848
	Sub Total (2.8)	9,876	494	10,369
Jan/00	Telephone and computer system			
	MDF	13,821	691	14,512
	IDF (100/100)	2,513	126	2,639
	TC 30	251	13	264
	TC (20/20)	4,272	214	4,486
	Data Rack	3,796	190	3,986
	Telephone outlet (RJ45) and data outlet	1,359	68	1,427
	Support and accessories	2,094	105	2,199
	Wiring and raceways			
	Wireway 100 x 100 mm (epoxy powder paint)	3,141	157	3,298
	Wireway 50 x 100 mm	11,961	598	12,560
	180 pair UTP CAT6	775	39	814
	100 pair UTP CAT6	23,956	1,198	25,154
	30 pair UTP CAT6	821	41	862
	10 pair UTP CAT6	34,176	1,709	35,884
	Fiber optic 6C 50/125μ (multi mode)	1,256	63	1,319
	UTP CAT6	11,894	595	12,489
	EMT Ø 20mm	28,270	1,414	29,684
	EMT Ø 16mm	22,030	1,101	23,131
	Pull box, fitting support and accessories	2,618	131	2,748
	Sub Total (2.9)	169,005	8,450	177,456
Jan/00	MATV system			
	Satellite dish	1,152	58	1,209
	Head end and receiver	2,304	115	2,419
	IPTV Rack	3,796	190	3,986
	4 Way Splitter	6,500	325	6,825
	Automatic Voltage Stabilizer	419	21	440
	TV outlet	35	2	36
	Support and accessories	1,843	92	1,935
	Wiring and raceways			
	Wrieway 50 x 100 mm	1,960	98	2,058
	RG 11	955	48	1,003
	RG 6	63	3	66
	IMC Ø 65 mm	180	9	189
	EMT Ø 20mm	892	45	937
	EMT Ø 16mm	157	8	165
	Pull box, fitting support and accessories	15,706	785	16,491
	Sub Total (2.10)	35,960	1,798	37,758
Jan/00	Fire alarm system			
	Smoke detector (addressable type)	89,099	4,455	93,554
	Fire alarm speaker	85,588	4,279	89,867
	Fire alarm telephone outlet	327	16	343
	Disabled alarm	178	9	187

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Repeater fire control panel (SFCP)	25,129	1,256	26,386
	Fire alarm control panel w/battery back up	32,249	1,612	33,861
	Graphic annunciator	3,351	168	3,518
	Fire alarm PC workstation and printer	1,759	88	1,847
	Fire alarm module panel	14,675	734	15,409
	Automatic Voltage Stabilizer	419	21	440
	UPS	503	25	528
	Support and accessories	3,141	157	3,298
	Wireway 100 x 100 mm (epoxy powder paint)	27,039	1,352	28,391
	Twisted pair w/shield FRC	6,534	327	6,860
	FR 2C-2.5 sq.mm	9,574	479	10,053
	THW 1.5 sq.mm	24,317	1,216	25,532
	IMC Ø 20 mm	8,041	402	8,443
	EMT Ø 15mm	24,291	1,215	25,506
	Flexible conduit Ø 16m	1,005	50	1,05[illegible]
	Pull box, fitting support and accessories	3,141	157	3,2[illegible]
	Sub Total (2.11)	360,360	18,018	378,378
Jan/00	Public address			
	Public address sound rack console completed with : Paging switch Microphone and paging station Multi CD player FM turner, dual cassette tape deck Digital recorder message unit Mixer & pre-amplifier, power amplifier Zone selector switch etc.	18,428	921	19,349
	Sound terminal box	13,243	662	13,905
	Recessed ceiling speaker	6,061	303	6,364
	Volume control	2,345	117	2,463
	Automatic Voltage Stabilizer	419	21	440
	Support and accessories	1,152	58	1,209
	Wiring and raceways			
	2C-2.5 sq.mm VTF	3,660	183	3,843
	THW 2.5 sq.mm	5,270	264	5,534
	EMT Ø 20mm	4,536	227	4,763
	EMT Ø 15mm	908	45	953
	Flexible conduit Ø 15mm	209	10	220
	Pull box, fitting support and accessories	2,094	105	2,199
	Sub Total (2.12)	58,326	2,916	61,243
Jan/00	Lighting control system			
	Lighting control system	76,468	3,823	80,291
	Sub Total (2.13)	76,468	3,823	80,291
Jan/00	Lightning protection and grounding system			
	Lightning protection and grounding system	89,722	4,486	94,208
	Sub Total (2.14)	89,722	4,486	94,208
Jan/00	External Landscape Lighting			
	External Landscape Lighting	36,900	1,845	38,745

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Sub Total (2.15)	36,900	1,845	38,745
Jan/00	Network room controller system			
	Network room controller system	54,825	2,741	57,567
	Sub Total (2.16)	54,825	2,741	57,567
Jan/00	Façade lighting			
	Façade lighting	167,527	8,376	175,904
	Sub Total (2.17)	167,527	8,376	175,904
Jan/00	Home Management System			
	Home Management System	53,408	2,670	56,078
	Sub Total (2.18)	53,408	2,670	56,078
Jan/00	Fire barrier, Testing and Miscellaneous			
	Fire barrier, Testing and Miscellaneous	8,912	446	9,358
	Sub Total (2.19)	8,912	446	9,358
D.3	**Sanitary and Fire protection System**			
Jan/00	Cold water system	114,904	5,745	120,649
Jan/00	Soil, waste & kitchen waste	176,127	8,806	184,933
Jan/00	Vent system	40,813	2,041	42,854
Jan/00	Rain leader system	23,464	1,173	24,637
Jan/00	Fire protection system	641,161	32,058	673,219
Jan/00	Fire suppression system	520,496	26,025	546,521
	Total (3.0)	1,516,965	75,848	1,592,813
D.3	**Sanitary and Fire protection System**			
Jan/00	Cold water system			
	Pipe : PPR 80 PN 10			
	Ø 20 mm	7,359	368	7,727
	Ø 25 mm	8,278	414	8,691
	Ø 32 mm	523	26	549
	Ø 40 mm	2,221	111	2,332
	Ø 65 mm	9,616	481	10,097
	Pipe PE lined galvanized steel			
	Ø 100 mm	17,865	893	18,758
	Ø 150mm	16,271	814	17,085
	Fitting	10,889	544	11,434
	Hanger and support	14,240	712	14,952
	Valve and accessories	21,779	1,089	22,867
	Booster pump	5,863	293	6,157
	Sub Total (3.1)	114,904	5,745	120,649
Jan/00	Soil, waste & kitchen waste			

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Cast iron pipe ASTMA 74-75 hubless type			
	Ø 32 mm	4,785	239	5,024
	Ø 50 mm	13,224	661	13,885
	Ø 80 mm	4,486	224	4,710
	Ø 100 mm	33,750	1,688	35,438
	Ø 150 mm	28,121	1,406	29,527
	Ø 200 mm	3[illegible]64	1,698	35,663
	Fitting	13,402	670	14,072
	Hanger and support	17,590	880	18,470
	Clean out, floor drain and accessories	26,804	1,340	28,145
	Sub Total (3.2)	176,127	8,806	184,933
Jan/00	Vent system			
	Galvanized steel pipe class M			
	Ø 50 mm	18,285	914	19,1[illegible]
	Ø 100 mm	895	45	940
	Ø 150 mm	15,351	768	16,119
	Fitting	2,932	147	3,078
	Hanger and support	3,351	168	3,518
	Sub Total (3.3)	40,813	2,041	42,854
Jan/00	Rain leader system			
	Galvanized steel pipe class M			
	Ø 100 mm	5,394	270	5,664
	Ø 150 mm	10,615	531	11,145
	Fitting	2,429	121	2,551
	Hanger and support	3,351	168	3,518
	Siphonage head	1,675	84	1,759
	Sub Total (3.4)	23,464	1,173	24,637
Jan/00	Fire protection system			
	Black steel pipe sch.40 seam			
	Ø 25 mm	51,051	2,553	53,603
	Ø 32 mm	14,041	702	14,743
	Ø 40 mm	12,763	638	13,401
	Ø 50 mm	7,906	395	8,301
	Ø 65 mm	8,053	403	8,456
	Ø 80 mm	11,868	593	12,461
	Ø 100 mm	40,279	2,014	42,293
	Ø 150 mm	57,376	2,869	60,244
	Fitting	11,727	586	12,313
	Hanger and support	15,915	796	16,711
	Valve and accessories	24,291	1,215	25,506
	Sprinkler head	97,069	4,853	101,922
	Hose reel	49,180	2,459	51,639
	Fire Extinguisher (CO2 4.5kg)	209,325	10,466	219,792
	External Fire Hydrant			
	Landing valves (wet risers)	15,894	795	16,689
	Breeching inlets	3,351	168	3,518
	Pre-action system	11,073	554	11,626
				-

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Sub Total (3.5)	641,161	32,058	673,219
Jan/00	Fire suppression system			
	Fire suppression system	520,496	26,025	546,521
	Sub Total (3.6)	520,496	26,025	546,521

D.4	**Air-conditioning & Ventilation System**			
Jan/00	Air handing & fan coil unit	1,067,065	53,353	1,120,419
Jan/00	Piping work and accessories	243,531	12,177	255,708
Jan/00	Condensate drain	293,638	14,682	308,320
Jan/00	Ventilation and pressure fan	86,695	4,335	91,030
Jan/00	Duct work and accessories	410,492	20,525	431,017
Jan/00	Diffuser and grilles	69,544	3,477	73,021
Jan/00	Electrical work	1,084,478	54,224	1,138,702
Jan/00	Building Manageemnt System	291,314	14,566	305,880
	Total (4.0)	**3,546,759**	**177,338**	**3,724,097**
D.4	**Air-conditioning & Ventilation System**			
Jan/00	Air handing & fan coil unit			
	FCU	3,686	184	3,870
	Chilled water FCU	921	46	967
	Refrigerant FCU	1,017,226	50,861	1,068,087
	PAU	30,155	1,508	31,663
	AHU	15,077	754	15,831
	Sub Total (4.1)	1,067,065	53,353	1,120,419
Jan/00	Piping work and accessories			
	Copper pipe			
	Ø 9.5 mm	1,746	87	1,833
	Ø 12.7 mm	241	12	253
	Ø 15.9 mm	4,771	239	5,010
	Ø 19.05 mm	227	11	239
	Ø 22.2 mm	461	23	484
	Ø 28.6 mm	2,475	124	2,599
	Ø 34.9 mm	519	26	545
	Insulation			
	Ø 9.5 mm	1,309	65	1,375
	Ø 12.7 mm	161	8	169
	Ø 15.9 mm	2,386	119	2,505
	Ø 19.05 mm	114	6	119
	Ø 22.2 mm	207	10	218
	Ø 28.6 mm	990	50	1,040
	Ø 34.9 mm	182	9	191
	Black steel pipe sch.40 seamed			
	Ø 20 mm	854	43	897
	Ø 25 mm	2,890	144	3,034

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Ø 32 mm	346	17	363
	Ø 65 mm	513	26	538
	Ø 80 mm	15,655	783	16,438
	Ø 100 mm	2,988	149	3,137
	Ø 150 mm	4,021	201	4,222
	Ø 200 mm	10,666	533	11,199
	Ø 250 mm	21,862	1,093	22,955
	Fitting	31,830	1,592	33,422
	Hanger and support	41,882	2,094	43,976
	Valves and accessories	63,660	3,183	66,843
	Insulation			
	Ø 25 mm	4,562	228	4,790
	Ø 32 mm	395	20	415
	Ø 65 mm	362	18	380
	Ø 80 mm	9,691	485	10,1[illegible]
	Ø 100 mm	950	47	99[illegible]
	Ø 125 mm	1,221	61	1,282
	Ø 150 mm	1,040	52	1,092
	Ø 200 mm	2,101	105	2,206
	Ø 250 mm	6,902	345	7,247
	Adhesive	3,351	168	3,518
	Sub Total (4.2)	243,531	12,177	255,708
Jan/00	Condensate drain			
	PVC pipe class 8.5			
	Ø 25 mm	352	18	369
	Ø 50 mm	446	22	468
	Ø 150 mm	3,542	177	3,719
	Fitting	1,340	67	1,407
	Hanger and support	1,005	50	1,055
	Insulation			
	Ø 25 mm	352	18	3[illegible]
	Ø 50 mm	2,546	127	2,674
	Ø 150 mm	4,501	225	4,726
	Adhesive	419	21	440
	Valves and accessories	279,136	13,957	293,092
	Sub Total (4.3)	293,638	14,682	308,320
Jan/00	Ventilation and pressure fan			
	Main Exhaust Fan	23,873	1,194	25,066
	Pressurized fan	19,433	972	20,405
	Pressurized fan (stair lobby)	1,005	50	1,055
	Exhaust fan	19,266	963	20,229
	Ceiling Fan	23,119	1,156	24,275
	Sub Total (4.4)	86,695	4,335	91,030
Jan/00	Duct work and accessories			
	Fire Damper	41,882	2,094	43,976
	Galvanized steel sheet			
	Gauge #26-0.5mm thk	20,170	1,009	21,179
	Gauge #24-0.6mm thk	133,021	6,651	139,672

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Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Gauge #22-0.8mm thk	70,320	3,516	73,836
	Gauge #20-1.0mm thk	67,070	3,353	70,423
	Gauge #18-1.2mm thk	47,875	2,394	50,269
	Hanger and support	22,616	1,131	23,747
	Insulation	7,539	377	7,916
	Sub Total (4.5)	410,492	20,525	431,017
Jan/00	Diffuser and grilles			
	Diffuser and grilles	69,544	3,477	73,021
	Sub Total (4.6)	69,544	3,477	73,021
Jan/00	Electrical work			
	Electrical work	1,084,478	54,224	1,138,702
	Sub Total (4.7)	1,084,478	54,224	1,138,702
Jan/00	Building Manageemnt System			
	Building Manageemnt System	291,314	14,566	305,880
	Sub Total (4.8)	291,314	14,566	305,880
D.5	**Lift & Escalator System**			
	Lift system including finishing [LIFT]			
	Passenger Lift : 27P (1800 kg) - CO - 12S/O - 10NS - 240m/min	1,224,290	61,214	1,285,504
	Passenger Lift : 27P (1800 kg) - CO - 12S/O - 2NS - 240m/min	1,132,820	56,641	1,189,461
	Fire Service Lift : 24P (1600 kg) - 2S - 23S/O - 120m/min	247,438	12,372	259,810
	Total (5.0)	**2,604,547**	**130,227**	**2,734,775**
E.	**Furnishing, furniture and equipment (FF&E)**			
	Building Maintenance Unit	209,616	10,481	220,096
	Public Area	16,753	838	17,590
	TOTAL (E.)	**226,368**	**11,318**	**237,687**

Landmark Project Yangon, Myanmar

08 BOQ _ T4

LMK MIC – Project Cost Estimate & Cost Status.xls

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Summary			
	Foundation and sub structure	-	-	-
	Structural frame and slab	10,944,098	547,205	11,491,303
	Architectural works	16,812,636	840,632	17,653,268
	ME services	11,247,912	562,396	11,810,308
	Furnishing, furniture and equipment (FF&E)	241,887	12,094	253,981
	Total (Tower 4)	**39,246,533**	**1,962,327**	**41,208,860**
A	**Foundation and sub structure**			
	Included in 2.0	-	-	-
	TOTAL (A)			
B.	**Structural frame and slab**			
B.1	Lift Core & Stair Core			
	Reinforced concrete	1,009,250	50,462	1,059,712
	Formwork	1,058,062	52,903	1,110,965
	Reinforcement	1,309,043	65,452	1,374,496
	Couplers	179,429	8,971	188,400
B.2	Column			
	Reinforced concrete	216,329	10,816	227,145
	Formwork	177,720	8,886	186,606
	Reinforcement	305,833	15,292	321,125
	Couplers	276,100	13,805	289,905
B.3	Beam			
	Reinforced concrete	535,298	26,765	562,063
	Formwork	634,113	31,706	665,819
	Reinforcement	2,226,019	111,301	2,337,320
B.4	Slab			
	Reinforced concrete	665,564	33,278	698,842
	Formwork	1,047,258	52,363	1,099,621
	Reinforcement	1,114,763	55,738	1,170,501
B.5	Staircase			
	Reinforced concrete	23,313	1,166	24,478
	Formwork	30,949	1,547	32,497
	Reinforcement	20,240	1,012	21,252
B.6	Other			
	Reinforced concrete	16,766	838	17,605
	Formwork	38,429	1,921	40,350
	Reinforcement	29,155	1,458	30,612

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
B.7	Waterproofing	30,465	1,523	31,988
	TOTAL (B)	**10,944,098**	**547,205**	**11,491,303**
C.	**Architectural Works**			
C.1	Façade	4,863,002	243,150	5,106,152
C.2	Swoosh	583,799	29,190	612,989
C.3	Walls and Partitions	493,404	24,670	518,074
C.4	Doors and Door Frames	518,946	25,947	544,893
C.5	Ironmongery	35,204	1,760	36,964
C.6	Floor Finishes	2,876,460	143,823	3,020,283
C.7	Ceiling Finishes	116,550	5,827	122,377
C.8	Wall Finishes	5,204,274	260,214	5,464,488
C.9	Sanitary Fittings	553,548	27,677	581,2[illegible]
C.10	Milwork and sundries	69,861	3,493	73,354
C.11	Misceallaneous	1,497,589	74,879	1,572,468
	TOTAL (C.)	16,812,636	840,632	17,653,268
C.	**Architectural Works**			
C.1	**Façade**			
	Aluminium work			
	Window Wall			
	Fully- unitised window wall with vision glass. Spandrel glass and/or aluminium cladding			
	Vision: Low-E IGU Glass (GS1a)	2,272,184	113,609	2,385,793
	Spandrel: Monolithic clear glass (GS2a)	212,301	10,615	222,916
	Curtain Wall Unitsed Panel			
	Fully- unitised curtainwall with architectural aluminium brushstrokes features, frit pattern strips			
	Vision: Low-E IGU Glass (GS1a)	781,668	39,083	820,7[illegible]
	Spandrel: Monolithic clear glass (GS2a)	432,794	21,640	454,434
	Insulated Aluminium Back Panel	160,271	8,014	168,285
	Aluminium Capping			
	Aluminium capping to parapet wall at roof level, 300mm wide	16,565	828	17,393
	Aluminium Cladding			
	Aluminium cladding between glazings to north, west & east elevs (note: all cladding are fixed to concrete wall)	589,603	29,480	619,083
	Aluminium Brushstroke			
	01 - Architectural Aluminium Brushstroke Feature:			
	Fins along south & east elevs			
	girth size, .2+.4+.2m	62,322	3,116	65,438
	girth size, .4+.4+.4m	105,375	5,269	110,644
	girth size, .6+.4+.6m	70,165	3,508	73,673
	Aluminium Louvre			
	Aluminium Louvres to Roof core wall	19,820	991	20,811
	Canopy to Roof Top Resturant			
	Aluminium Doors to roof core wall	2,571	129	2,700
	Aluminium sunshade , 600mm wide, 100mm thk (ref to Balmond dwg 45100)	137,362	6,868	144,230
	Total 1.0	4,863,002	243,150	5,106,152

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
C.2	**Swoosh**			
	13360mm-7165mm high Aluminium frame, anodized finish, curtain wall system in laminated single lite vision glass (GS9 - 8mm clear (HS) + 1.52 PVB + 8mm clear (HS) with hard coat low-e on surface 4) to lower lights and fritted glass (GS1d - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite & ceramic frit pattern on surface 3 of inner lite) to upper lights, 3mm thk aluminium cladding; and with SS kick plate, 200mm height			
	GS9	139,628	6,981	146,609
	GS1d	118,067	5,903	123,970
	Aluminium Cladding	22,044	1,102	23,146
	Extra over for 2100mm wide x 2650mm high Double leaf swing glass door complete concealed spring hinges,SS handles, multi-point locking system	5,301	265	5,566
	Aluminium cladding complete with insulated aluminium sandwich panel and vertical structure steel support	19,040	952	19,992
	Insulated aluminium sandwich panel cladding complete with steel structural deck, RHS 200x300, insulation	8,068	403	8,471
	W802 - 4528mm-1905mm high Aluminium framed anodized fixed glass panel with clear vision low-E IGU	18,201	910	19,111
	Aluminium Brise Soleil (curved profile) at 'Swoosh': 3mm thk in PVF2 - 3-coats finish; supported by concealed structural steel framing	253,452	12,673	266,124
	Total 2.0	583,799	29,190	612,989
C.3	**Walls and Partitions**			
	Light weight concrete block wall			
	100 (T) mm	26,223	1,311	27,534
	150 (T) mm	123,933	6,197	130,130
	250 (T) mm	22,225	1,111	23,337
	Light Weight concrete block kerb			
	150 (W) x 220 (H) mm	27	1	28
	150 (W) x 270 (H) mm	244	12	256
	Dry wall partition (W11) overall 145 (T) mm comprising: (1) Metal stud support 100 (T) mm (2) Batt insulation (48 kg/m3) 100 (T) mm between stud (3) One side with single layer of gypsum board 15 (T) mm (4) Other side with double layers of gypsum board 15 (T) mm	102,264	5,113	107,377
	Dry wall partition (W12) overall 160 (T) mm comprising: (1) Metal partition (W12) overall 160 (T) mm (2) Batt partition (W12) overall 160 (T) mm (3) Both sides with double layers of gypsum board 15 (T) mm	218,488	10,924	229,412
	Total 3.0	493,404	24,670	518,074
C.4	**Doors and Door Frames**			
	Aluminium door frame in powder coated paint finish completed with sub-frame (where applicable)			
	Overall size 50 x 100 mm	6,403	320	6,723
	Galvanised steel door frame in powder coated white paint finish completed with sub-frame (where applicable)			
	Overall size 40 x 100 mm	6,889	344	7,233
	Overall size 50 x 100 mm	26,116	1,306	27,422
	Galvanised steel single door in powder coated white painted finish 46 (T) mm (1.5 hr FRP) with 8mm (T) clear tempered glass			

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	900 (W) x 2150 (H) mm (D5)	107,146	5,357	112,503
	900 (W) x 1950 (H) mm (D8)	46,585	2,329	48,914
	1050 (W) x 2150 (H) mm	66,066	3,303	69,369
	Galvanised steel double door in powder coated white painted finish 46 (T) mm (1.5 hr FRP) with 8mm (T) clear tempered glass			
	Overall size 1900 [950 + 950] (W) x 2150 (H) mm (D4)	49,824	2,491	52,315
	Overall size 1200 [800 + 400] (W) x 2150 (H) mm (D9)	12,237	612	12,849
	Overall size 1170 [810 + 360] (W) x 2160 (H) mm (D2)	92,471	4,624	97,095
	overall size 1800 [900 + 900] (W) x 2150 (H) mm (D7)	78,669	3,933	82,603
	Black rubber seal to fire rated door	12,507	625	13,132
	Fire seal to fire rated door			
	Concealed on vertical sides	9,620	481	10,101
	Exposed on top	4,411	221	4,632
	Total 4.0	518,946	25,947	544,89[illegible]
C.5	**Ironmongery**			
	4BB hinge 127 x 89 x 3 mm, SS matt # 926.90.141 (1)	5,400	270	5,671
	Hafele mortise sashlock, bs 56/79 mm c/w strike plate and strike box #911.02.153 (2)	1,333	67	1,399
	Hafele mortise deadlock, bs 56 mm # 911.22.561 (3)	664	33	697
	Hafele thumbturn cylinder, 65 mm # 916.95.31601 (4)	1,333	67	1,399
	Hafele double cylinder, 60mm # 916.95.10602 (5)	1,233	62	1,295
	Hafele SS escutcheon (rose) # 902.52.000 (6)	3,553	178	3,731
	Hafele SS pull handle, 300 mm # 905.01.033 (8)	565	28	593
	Hafele SS pull handle,1.5 meter # 903.09.950 (9)	5,312	266	5,578
	Hafele SS lever handle # 900.52.606 (10)	4,675	234	4,909
	Hafele SS "PUSH" / "PULL" plate with handle # 995.00.181 + 987.18.300 (11)	1,039	52	1,091
	Hafele panic bar for single door, inlcuded: touch bar + lever handle #911.52.368 + 911.54.015 (12)	1,558	78	1,636
	Dorma closer TS 83, EN 6 # 931.06.449 (13)	3,463	173	3,636
	Hafele floor door stop, chrome matt #937.41.104 (14)	4,830	242	5,07[illegible]
	Hafele flush bolt 305 mm + dust proof #911.62.013 + 900.16.603 (15)	246	12	25[illegible]
	Total 5.0	35,204	1,760	36,964
C.6	**Floor Finishes**			
	Cement and sand screed			
	Cement	6,929	346	7,275
	Sand	1,486	74	1,560
	Colour Cement	1,129	56	1,186
	Hardener (F-HA)	32,186	1,609	33,795
	Liquid waterproofing	6,881	344	7,225
	Polymer waterproof system plaster with waterproof admixture (F-WP)	169	8	178
	Raised flooring	2,190,729	109,536	2,300,266
	Road Marking Paint	5,195	260	5,455
	Stone	333,786	16,689	350,476
	Threshold	13,281	664	13,945
	F-HT1 Natural Hues-Eco Body Ceramic (Cinder QHO8.1)	45,840	2,292	48,132
	F-HT2 Natural Hues-Eco Body Ceramic (Pebble QH18.1)	12,807	640	13,447
	F-4 Tile Floor (WIND SOFT R9 600x1200 mm)	81,515	4,076	85,591
	F-5 Tile Floor (Blanco Naturale 600x600 mm)	19,210	960	20,170
	F-8 Carpeft Floor (WILTON CLASSIC D5D0 9095)	14,755	738	15,492
	F-17 Stone Floor 600x600 mm	13,789	689	14,479
	F-19 Stone Floor (SUPPER GENTI GREY)	96,773	4,839	101,611

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Total 6.0	2,876,460	143,823	3,020,283
C.7	**Ceiling Finishes**			
	C-1 Plaster Board Ceiling (Pure White RAL 9010)	17,348	867	18,216
	C-3 Ceiling Tile (Whit 600x600 mm)	3,202	160	3,362
	C-4 Water Proof Plaster Board Ceiling (Pure White RAL 9010)	6,974	349	7,323
	Emulsion Paint (C-IP)	1,850	92	1,942
	Fire resistant drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB1)	47,728	2,386	50,114
	Moisture resistant drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB2)	30,673	1,534	32,206
	Plaster with polymer modified waterproof system (CS1)	407	20	427
	Skim coat sealer (C-SC)	8,199	410	8,609
	Silicate concrete sealer (C-WP)	169	8	178
	Total 7.0	116,550	5,827	122,377
C.8	**Wall Finishes**			
	Emulsion paint (W-IP)	11,557	578	12,135
	Plaster 20 (T) mm			
	Cement	38,303	1,915	40,218
	Sand	8,215	411	8,626
	Parapet wall	21	1	22
	Polymer modified waterproof system with waterproof admixture (W-WP)	3,987	199	4,186
	Waterproofing to toilet wall	2,275	114	2,389
	W-HT1 Natural Hues - Eco Body Ceramic (Pearl White QH63.2)	125,017	6,251	131,268
	W-HT2 Natural Hues - Eco Body Ceramic (Carnation QH48*2)	54,835	2,742	57,577
	W-6 Teak Wood Wall Panels	1,605,902	80,295	1,686,197
	W-7 Tile Wall (BLANCO SORRENTO 600x1200 mm)	3,107,749	155,387	3,263,137
	W-10 Painted Wall Odour Free (Traffic White RAL 9016)	4,605	230	4,835
	W-22 Stone Wall	32,930	1,647	34,577
	W-23 Stone Wall	55,139	2,757	57,896
	W-24 Stone Wall	25,449	1,272	26,721
	W-25 Stone Wall	19,071	954	20,025
	W-26 Stone Wall (ATHENA GREY)	109,218	5,461	114,679
	Total 8.0	5,204,274	260,214	5,464,488
C.9	**Sanitary Fittings**			
	Wash hand basin type 2- under counter fixture (FX21)	21,344	1,067	22,412
	Wash hand basin type 4 - disabled (FX23)	5,082	254	5,336
	Lavatory basin with faucets	14,636	732	15,368
	Soap dispenser	6,708	335	7,044
	Towel holder	37,343	1,867	39,210
	Hand dryer	21,344	1,067	22,412
	Robe hooks	18,112	906	19,018
	Grab bar	4,879	244	5,123
	Floor drain	10,559	528	11,087
	Toilet compartment system	66,066	3,303	69,369
	WC type 1 - wall hung fixture front of house (FX01)	132,132	6,607	138,739
	WC type 3 - disabled (FX03)	9,148	457	9,605
	Urinal type 1 - wall hung fixture (FX10)	20,328	1,016	21,344
	Cleaners sink (FX23)	3,049	152	3,202
	Flush valve type 2 - auto sensor (FX52)	12,197	610	12,807

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Faucet type 1 - manual (FX53)	9,757	488	10,245
	Hygenic spray (FX58)	11,180	559	11,739
	Toilet partition	132,132	6,607	138,739
	600 mm width counter top	9,825	491	10,316
	Mirror - disable 600 (W) x 900 (H) mm (MI 03)	610	30	640
	Mirror 900 (H) mm			
	Female 4780 (L) mm	3,049	152	3,202
	Male 2250 (L) mm	4,066	203	4,269
	Total 9.0	553,548	27,677	581,225
C.10	**Milwork and sundries**			
	Railing (GS) 900 (H) mm as drawing A-DD-T3-323 comprising: (1) Galvanised steel handrail 40 (Dia) mm (2) Galvanised steel intermediate rail 12 (Dia) mm (In 4 No.) (3) Galvanised steel plate balustcade 32 (W) x 8 (T) x 860 (H) mm with anchor hook (In 2 No.) at 825 mm centres (4) All necessary fittings and accessories (5) Expoxy paint	64,598	3,230	67,8[illegible]
	Tactile overall size 1000 (L) x 600 (W) mm	3,851	193	4,044
	Cat ladder overall size 686 (L) x 1060 (W) x 10440 (H) comprising: (1) Galvanised steel section cage frame and vertical support 4060 (G) x 40 (W) x 80 (D) mm (2) Galvanised steel plate horizontal cage frame 2000 (G) x 8 (W) x 50 (D) mm (In 28 No.) (3) Galvanised steel plate vertical cage frame 50 (W) x 8 (T) x 8040 (H) mm (In 3 No.) (4) Galvanised steel section vertical support 60 (W) x 120 (T) x 10440 (H) mm (In 2 No.) (5) Galvanised steel section horizontal support 137 (L) x 30 (W) x 50 (D) mm (In 16 No.) (6) Galvanised steel ladder rung 27 (Dia) x 566 (L) mm (In 26 No.)	1,242	62	1,304
	All necessary fittings and accessories	169	8	178
	Total 10.0	69,861	3,493	73,354
C.11	Misceallaneous			
	AV Equipment	361,387	18,069	379,457
	Specialist Signages	271,040	13,552	284,592
	Other Signages	865,161	43,258	908,419
	Total 10.0	1,497,589	74,879	1,572,468
	TOTAL (C.)	17,331,582	866,579	17,653,268
D.	**ME Services**			
	Security System	210,876	10,544	221,420
	Electrical and communication system	4,230,354	211,518	4,441,872
	Sanitary and Fire protection System	1,469,710	73,485	1,543,195
	Air-conditioning & Ventilation System	3,291,882	164,594	3,456,476
	Lift & Escalator System	2,045,090	102,255	2,147,345
	TOTAL (D.)	11,247,912	562,396	11,810,308

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
D.	**ME Services**			
D.1	**Security System**			
Jan/00	CCTV & Network Equipment	88,519	4,426	92,945
Jan/00	Access control equipment	71,966	3,598	75,564
Jan/00	Enclosures	50,391	2,520	52,910
		210,876	10,544	221,420
D.1	**Security System**			
Jan/00	CCTV & Network Equipment			
	CCTV & Network Equipment	88,519	4,426	92,945
	Sub Total (1.1)	88,519	4,426	92,945
Jan/00	Access control equipment			
	Access control equipment	71,966	3,598	75,564
	Sub Total (1.2)	71,966	3,598	75,564
Jan/00	Enclosures			
	Enclosures	50,391	2,520	52,910
	Sub Total (1.3)	50,391	2,520	52,910
D.2	**Electrical and communication system**			
Jan/00	Switch gear	152,385	7,619	160,004
Jan/00	Transformer and generator set	774,724	38,736	813,460
Jan/00	Main distribution board and essential main distribution board	502,780	25,139	527,919
Jan/00	Distribution board and panel board	349,496	17,475	366,971
Jan/00	Busduct	246,421	12,321	258,742
Jan/00	Cable and raceways	675,199	33,760	708,959
Jan/00	Lighting fixture	271,523	13,576	285,099
Jan/00	Switches and outlets	10,669	533	11,203
Jan/00	Telephone and computer system	262,696	13,135	275,831
Jan/00	MATV system	39,974	1,999	41,973
Jan/00	Fire alarm system	375,514	18,776	394,290
Jan/00	Public address	62,001	3,100	65,101
Jan/00	Lighting control system	112,736	5,637	118,372
Jan/00	Lightning protection and grounding system	61,619	3,081	64,700
Jan/00	External Landscape Lighting	35,005	1,750	36,755
Jan/00	Network room controller system	52,010	2,600	54,610
Jan/00	Façade lighting	180,694	9,035	189,728
Jan/00	Home Management System	50,665	2,533	53,198
Jan/00	Fire barrier, Testing and Miscellaneous	14,242	712	14,954
	Total (2.0)	4,230,354	211,518	4,441,872
D.2	**Electrical and communication system**			

Landmark Project Yangon, Myanmar

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
Jan/00	Switch gear			
	SF6 switch gear w/terminator kits	101,866	5,093	106,959
	XLPE 3C-95 sq.mm, 12kv	2,174	109	2,283
	IMC Ø 100mm	913	46	959
	Fitting and accessories	47,432	2,372	49,804
	Sub Total (2.1)	152,385	7,619	160,004
Jan/00	Transformer and generator set			
	Dry type transformer 1,600 kVA, 11kV	119,710	5,985	125,695
	Generator set 1,250kVA (stand by) complete with : - GCP., fuel day tank - Air inlet / outlet louver w/sound attenuator etc.	542,081	27,104	569,185
	Synchronizing Panel	112,933	5,647	118,580
	Sub Total (2.2)	774,724	38,736	813,460
Jan/00	Main distribution board and essential main distribution board			
	MDB 1	124,227	6,211	130,438
	MDB 2	135,520	6,776	142,296
	EMDB	62,339	3,117	65,456
	Tie panel	33,880	1,694	35,574
	Capacitor Bank (1000A)	67,760	3,388	71,148
	ATS 3200A	63,243	3,162	66,405
	ATS 1250A	15,811	791	16,601
	Sub Total (2.3)	502,780	25,139	527,919
Jan/00	Distribution board and panel board			
	Distribution board	103,357	5,168	108,525
	Panel board	28,459	1,423	29,882
	Load panel	168,271	8,414	176,684
	Dual kWh hour meter	22,117	1,106	23,22[illegible]
	Switch disconnector	2,823	141	2,965
	Hanger support and accessories	24,469	1,223	25,692
	Sub Total (2.4)	349,496	17,475	366,971
Jan/00	Busduct			
	Cu Busduct			
	2,500A CU busduct feeder			
	CU busduct (TR - EMDB)	21,177	1,059	22,236
	Elbow	3,388	169	3,557
	Flanged end	4,235	212	4,447
	Hanger support and accessories	1,129	56	1,186
	AL Busduct			
	2,500A AL busduct feeder			
	AL busduct (Genset -EMDB)	58,436	2,922	61,358
	Elbow	740	37	777
	Flanged end	740	37	777
	End enclosure	37	2	39
	Hanger support and accessories	4,291	215	4,505
	2,000A AL busduct feeder			
	AL busduct (Genset -EMDB)	34,832	1,742	36,574

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Elbow	1,694	85	1,779
	Flanged end	847	42	889
	Hanger support and accessories	5,647	282	5,929
	AL busduct (EMDB - Riser)	49,917	2,496	52,412
	Elbow	7,341	367	7,708
	Flanged end	2,823	141	2,965
	Hanger support and accessories	1,694	85	1,779
	1,350A AL busduct feeder			
	AL busduct (Gen-EMDB1,MDB)	23,286	1,164	24,450
	Elbow	5,873	294	6,166
	Flanged end	2,823	141	2,965
	Hanger support and accessories	113	6	119
	PIU - MCCB 300A	15,359	768	16,127
				-
	Sub Total (2.5)	246,421	12,321	258,742
Jan/00	Cable and raceways			
	Cable			
	THW 120 sq.mm	18,676	934	19,610
	THW 70 sq.mm	2,949	147	3,096
	THW 50 sq.mm	6,115	306	6,420
	THW 35 sq.mm	83,892	4,195	88,087
	THW 25 sq.mm	2,990	150	3,140
	THW 16 sq.mm	11,831	592	12,422
	THW 6 sq.mm	36,861	1,843	38,705
	FR 185 sq.mm	34,549	1,727	36,276
	FR 120 sq.mm	71,266	3,563	74,829
	FR 95 sq.mm	16,120	806	16,926
	FR 70 sq.mm	8,731	437	9,168
	FR 50 sq.mm	8,619	431	9,050
	FR 35 sq.mm	33	2	34
	FR 25 sq.mm	6,206	310	6,516
	FR 16 sq.mm	846	42	888
	Accessories	11,293	565	11,858
	Lighting points c/w conduit	215,421	10,771	226,192
	Power Outlets points c/w conduit	51,543	2,577	54,120
	Raceways			
	IMC Ø 80 mm	6,262	313	6,575
	IMC Ø 65 mm	14,638	732	15,370
	EMT Ø 50 mm	2,927	146	3,073
	EMT Ø 40mm	28,826	1,441	30,268
	EMT Ø 32mm	364	18	382
	EMT Ø 20mm	11,151	558	11,708
	uPVC Ø 16mm	10,487	524	11,012
	Flexible conduit Ø 16m	1,311	66	1,376
	Pull box, fitting support and accessories	11,293	565	11,858
	Sub Total (2.6)	675,199	33,760	708,959
Jan/00	Lighting fixture			
	Self contain emergency light	86,055	4,303	90,358
	Lighting fixture	137,214	6,861	144,075
	Beacon Lights	339	17	356
	Downlight luminature	36,124	1,806	37,930

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Fluorecent 2x28	6,144	307	6,451
	Hander support and accessories	5,647	282	5,929
	Sub Total (2.7)	271,523	13,576	285,099
Jan/00	Switches and outlets			
	Switch 1 way	2,165	108	2,274
	Std.power sockets, outlets, various connections	4,551	228	4,779
	Junction box and accessories	3,953	198	4,150
	Sub Total (2.8)	10,669	533	11,203
Jan/00	Telephone and computer system			
	MDF	14,907	745	15,653
	MDF (1300/1300)	25,297	1,265	26,5[illegible]
	IDF (100/100)	48,787	2,439	51,227
	PABX (50/300)	19,876	994	20,870
	TC 30	271	14	285
	TC (20/20)	4,608	230	4,838
	Data Rack	4,095	205	4,299
	Telephone outlet (RJ45)	1,466	73	1,539
	Support and accessories	2,259	113	2,372
	Wiring and raceways			
	Wireway 100 x 100 mm (epoxy powder paint)	3,388	169	3,557
	Wireway 50 x 100 mm	12,902	645	13,547
	180 pair UTP CAT6	836	42	877
	100 pair UTP CAT6	25,839	1,292	27,131
	30 pair UTP CAT6	885	44	930
	10 pair UTP CAT6	29,634	1,482	31,115
	Fiber optic 6C 50/125µ (multi mode)	1,355	68	1,423
	UTP CAT6	12,829	641	13,471
	EMT Ø 20mm	30,492	1,525	32,017
	EMT Ø 16mm	20,147	1,007	21,1[illegible]
	Pull box, fitting support and accessories	2,823	141	2,965
	Sub Total (2.9)	262,696	13,135	275,831
Jan/00	MATV system			
	Satellite dish	1,242	62	1,304
	Head end and receiver	2,485	124	2,609
	Amplifier	2,653	133	2,786
	4 Way Splitter	7,047	352	7,399
	Automatic Voltage Stabilizer	452	23	474
	TV outlet	37	2	39
	Support and accessories	1,988	99	2,087
	Wiring and raceways			
	Wrieway 50 x 100 mm	4,337	217	4,553
	RG 11	1,400	70	1,470
	RG 6	68	3	71
	IMC Ø 65 mm	194	10	203
	EMT Ø 20mm	962	48	1,010
	EMT Ø 16mm	169	8	178
	Pull box, fitting support and accessories	16,940	847	17,787

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Sub Total (2.10)	39,974	1,999	41,973
Jan/00	Fire alarm system			
	Smoke detector (addressable type)	94,711	4,736	99,446
	Fire alarm speaker	84,162	4,208	88,370
	Fire alarm telephone outlet	334	17	351
	Disabled alarm	192	10	202
	Repeater fire control panel (SFCP)	27,104	1,355	28,459
	Fire alarm control panel w/battery back up	34,784	1,739	36,523
	Graphic annunciator	3,614	181	3,795
	Fire alarm PC workstation and printer	1,897	95	1,992
	Fire alarm module panel	15,829	791	16,620
	Automatic Voltage Stabilizer	452	23	474
	UPS	542	27	569
	Support and accessories	3,388	169	3,557
	Wiring and raceways			
	Wireway 100 x 100 mm (epoxy powder paint)	29,164	1,458	30,622
	Twisted pair w/shield FRC	7,047	352	7,399
	FR 2C-2.5 sq.mm	10,327	516	10,843
	THW 1.5 sq.mm	24,394	1,220	25,613
	IMC Ø 20 mm	8,673	434	9,107
	EMT Ø 15mm	24,430	1,221	25,651
	Flexible conduit Ø 16m	1,084	54	1,138
	Pull box, fitting support and accessories	3,388	169	3,557
	Sub Total (2.11)	375,514	18,776	394,290
Jan/00	Public address			
	Public address sound rack console completed with : Paging switch Microphone and paging station Multi CD player FM turner, dual cassette tape deck Digital recorder message unit Mixer & pre-amplifier, power amplifier Zone selector switch etc.	19,876	994	20,870
	Sound terminal box	14,284	714	14,998
	Recessed ceiling speaker	6,174	309	6,483
	Volume control	2,530	126	2,656
	Automatic Voltage Stabilizer	452	23	474
	Support and accessories	1,242	62	1,304
	Wiring and raceways			
	2C-2.5 sq.mm VTF	3,948	197	4,146
	THW 2.5 sq.mm	5,296	265	5,561
	EMT Ø 20mm	4,892	245	5,137
	EMT Ø 15mm	913	46	958
	Flexible conduit Ø 15mm	136	7	142
	Pull box, fitting support and accessories	2,259	113	2,372
	Sub Total (2.12)	62,001	3,100	65,101
Jan/00	Lighting control system			
	Lighting control system	112,736	5,637	118,372
	Sub Total (2.13)	112,736	5,637	118,372
Jan/00	Lightning protection and grounding system			

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Lightning protection and grounding system	61,619	3,081	64,700
	Sub Total (2.14)	61,619	3,081	64,700
Jan/00	External Landscape Lighting			
	External Landscape Lighting	35,005	1,750	36,755
	Sub Total (2.15)	35,005	1,750	36,755
Jan/00	Network room controller system			
	Network room controller system	52,010	2,600	54,610
	Sub Total (2.16)	52,010	2,600	54,610
Jan/00	Façade lighting			
	Façade lighting	180,694	9,035	189,72[illegible]
	Sub Total (2.17)	180,694	9,035	189,728
Jan/00	Home Management System			
	Home Management System	50,665	2,533	53,198
	Sub Total (2.18)	50,665	2,533	53,198
Jan/00	Fire barrier, Testing and Miscellaneous			
	Fire barrier, Testing and Miscellaneous	14,242	712	14,954
	Sub Total (2.19)	14,242	712	14,954
D.3	**Sanitary and Fire protection System**			
Jan/00	Cold water system	115,261	5,763	121,024
Jan/00	Soil, waste & kitchen waste	192,110	9,606	201,7[illegible]
Jan/00	Vent system	38,757	1,938	40,695
Jan/00	Rain leader system	29,451	1,473	30,924
Jan/00	Fire protection system	532,727	26,636	559,364
Jan/00	Fire suppression system	561,403	28,070	589,473
	Total (3.0)	1,469,710	73,485	1,543,195
D.3	**Sanitary and Fire protection System**			
Jan/00	Cold water system			
	Pipe : PPR 80 PN 10			
	Ø 15 mm	5,953	298	6,250
	Ø 20 mm	3,074	154	3,227
	Ø 25 mm	5,399	270	5,669
	Ø 40 mm	2,396	120	2,516
	Ø 50 mm	7,112	356	7,468
	Pipe PE lined galvanized steel			
	Ø 100 mm	6,993	350	7,342
	Ø 150mm	27,416	1,371	28,787
	Fitting	11,745	587	12,332
	Hanger and support	15,359	768	16,127

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Valve and accessories	23,490	1,175	24,665
	Booster pump	6,324	316	6,640
	Sub Total (3.1)	115,261	5,763	121,024
Jan/00	Soil, waste & kitchen waste			
	Cast iron pipe ASTMA 74-75 hubless type			
	Ø 32 mm	4,062	203	4,265
	Ø 50 mm	11,672	584	12,255
	Ø 80 mm	4,838	242	5,080
	Ø 100 mm	45,535	2,277	47,812
	Ø 150 mm	31,723	1,586	33,309
	Ø 200 mm	30,248	1,512	31,761
	Fitting	14,455	723	15,178
	Hanger and support	18,973	949	19,921
	Clean out, floor drain and accessories	28,911	1,446	30,357
	Grease separator	1,694	85	1,779
	Sub Total (3.2)	192,110	9,606	201,716
Jan/00	Vent system			
	Galvanized steel pipe class M			
	Ø 50 mm	12,922	646	13,568
	Ø 100 mm	1,252	63	1,315
	Ø 150 mm	16,903	845	17,748
	Fitting	3,162	158	3,320
	Hanger and support	3,614	181	3,795
	Vent through roof	903	45	949
	Sub Total (3.3)	38,757	1,938	40,695
Jan/00	Rain leader system			
	Galvanized steel pipe class M			
	Ø 100 mm	2,555	128	2,683
	Ø 150 mm	10,415	521	10,936
	Ø 200 mm	8,440	422	8,862
	Fitting	2,620	131	2,751
	Hanger and support	3,614	181	3,795
	Siphonage head	1,807	90	1,897
	Sub Total (3.4)	29,451	1,473	30,924
Jan/00	Fire protection system			
	Black steel pipe sch.40 seam			
	Ø 25 mm	49,521	2,476	51,997
	Ø 32 mm	13,618	681	14,299
	Ø 40 mm	12,380	619	12,999
	Ø 50 mm	7,672	384	8,056
	Ø 65 mm	8,726	436	9,162
	Ø 80 mm	11,508	575	12,084
	Ø 100 mm	40,475	2,024	42,499
	Ø 150 mm	46,381	2,319	48,700
	Ø 200 mm	14,400	720	15,120
	Fitting	12,649	632	13,281
	Hanger and support	17,166	858	18,024

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Valve and accessories	26,201	1,310	27,511
	Sprinkler head	94,159	4,708	98,867
	Hose reel	37,392	1,870	39,262
	Fire Extinguisher (CO2 4.5kg)	112,888	5,644	118,533
	Landing valves (wet risers)	13,507	675	14,182
	Breeching inlets	3,614	181	3,795
	Pre-action system	10,469	523	10,992
	Sub Total (3.5)	532,727	26,636	559,364
Jan/00	Fire suppression system			
	Fire suppression system	561,403	28,070	589,473
	Sub Total (3.6)	561,403	28,070	589,473
D.4	**Air-conditioning & Ventilation System**			
	Air handing & fan coil unit	661,068	33,053	694,121
	Piping work and accessories	266,555	13,328	279,883
	Condensate drain	308,390	15,420	323,810
	Ventilation and pressure fan	107,739	5,387	113,125
	Duct work and accessories	439,451	21,973	461,424
	Diffuser and grilles	62,617	3,131	65,747
	Electrical work	1,169,709	58,485	1,228,195
	Building Manageemnt System	276,354	13,818	290,171
	Total (4.0)	3,291,882	164,594	3,456,476
D.4	**Air-conditioning & Ventilation System**			
Jan/00	Air handing & fan coil unit			
	FCU	3,975	199	4,174
	Chilled water FCU	22,858	1,143	24,001
	PAU	32,525	1,626	34,1[illegible]
	AHU	601,710	30,085	631,795
	Sub Total (4.1)	661,068	33,053	694,121
Jan/00	Piping work and accessories			
	Copper pipe			
	Ø 9.5 mm	1,883	94	1,977
	Ø 12.7 mm	266	13	279
	Ø 15.9 mm	5,146	257	5,403
	Ø 19.05 mm	245	12	257
	Ø 22.2 mm	497	25	522
	Ø 28.6 mm	2,670	133	2,803
	Ø 34.9 mm	560	28	588
	Refrigerant gas	2,259	113	2,372
	Insulation			
	Ø 9.5 mm	1,412	71	1,483
	Ø 12.7 mm	173	9	182
	Ø 15.9 mm	2,573	129	2,702
	Ø 19.05 mm	123	6	129
	Ø 22.2 mm	224	11	235
	Ø 28.6 mm	1,068	53	1,121

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Ø 34.9 mm	196	10	206
	Black steel pipe sch.40 seamed			
	Ø 20 mm	1,843	92	1,935
	Ø 25 mm	3,307	165	3,472
	Ø 32 mm	373	19	392
	Ø 65 mm	553	28	581
	Ø 80 mm	16,127	806	16,933
	Ø 100 mm	4,297	215	4,512
	Ø 150 mm	4,409	220	4,629
	Ø 200 mm	11,396	570	11,966
	Ø 250 mm	23,581	1,179	24,760
	Fitting	34,332	1,717	36,048
	Hanger and support	45,173	2,259	47,432
	Valves and accessories	68,664	3,433	72,097
	Insulation			
	Ø 20 mm	1,935	97	2,032
	Ø 25 mm	3,858	193	4,051
	Ø 32 mm	426	21	448
	Ø 65 mm	390	20	410
	Ø 80 mm	9,983	499	10,482
	Ø 100 mm	3,112	156	3,267
	Ø 150 mm	1,488	74	1,562
	Ø 200 mm	3,160	158	3,318
	Ø 250 mm	5,240	262	5,502
	Adhesive	3,614	181	3,795
	Sub Total (4.2)	266,555	13,328	279,883
Jan/00	Condensate drain			
	PVC pipe class 8.5			
	Ø 25 mm	486	24	510
	Ø 50 mm	481	24	505
	Ø 150 mm	3,821	191	4,012
	Fitting	1,446	72	1,518
	Hanger and support	1,084	54	1,138
	Valves and accessories	301,073	15,054	316,127
	Sub Total (4.3)	308,390	15,420	323,810
Jan/00	Ventilation and pressure fan			
	Main Exhaust Fan	20,599	1,030	21,629
	Pressurized fan	20,960	1,048	22,008
	Pressurized fan (stair lobby)	1,084	54	1,138
	Exhaust fan	29,589	1,479	31,068
	Ceiling Fan	35,506	1,775	37,282
	Sub Total (4.4)	107,739	5,387	113,125
Jan/00	Duct work and accessories			
	Fire Damper	45,173	2,259	47,432
	Galvanized steel sheet			
	Gauge #26-0.5mm thk	17,310	866	18,176
	Gauge #24-0.6mm thk	118,512	5,926	124,438
	Gauge #22-0.8mm thk	63,898	3,195	67,093
	Gauge #20-1.0mm thk	110,395	5,520	115,914

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Gauge #18-1.2mm thk	51,638	2,582	54,220
	Hanger and support	24,394	1,220	25,613
	Insulation	8,131	407	8,538
	Sub Total (4.5)	439,451	21,973	461,424
Jan/00	Diffuser and grilles			
	Diffuser and grilles	62,617	3,131	65,747
	Sub Total (4.6)	62,617	3,131	65,747
Jan/00	Electrical work			
	Electrical work	1,169,709	58,485	1,228,195
	Sub Total (4.7)	1,169,709	58,485	1,228,195
Jan/00	Building Manageemnt System			
	Building Manageemnt System	276,354	13,818	290,171
	Sub Total (4.8)	276,354	13,818	290,171
D.5	**Lift & Escalator System**			
	Lift system including finishing [LIFT]			
	Passenger Lift : 24P (1600 kg) - CO - 12S/O - 10NS - 240m/min	1,040,072	52,004	1,092,076
	Passenger Lift : 24P (1600 kg) - CO - 12S/O - 2NS - 150m/min	746,987	37,349	784,337
	Fire Service Lift : 24P (1600 kg) - CO - 23S/O - 120m/min	258,030	12,902	270,932
	Total 5.0	2,045,090	102,255	2,147,345
E.	**Furnishing, furniture and equipment (FF&E)**			
	Building Maintenance Unit	223,817	11,191	235,0[illegible]
	Public Area	18,069	903	18,973
	TOTAL (E.)	**241,887**	**12,094**	**253,981**

Landmark Project Yangon, Myanmar

09 BOQ _ G

(Infrastructure ME Services)

LMK MIC – Project Cost Estimate & Cost Status.xls

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Infrastructure ME Services			
	Electrical and communication system	6,661,693.53	333,084.68	6,994,778.20
	Sanitary and Fire protection System	6,068,827.45	303,441.37	6,372,268.83
	Air-conditioning & Ventilation System	8,610,091.05	430,504.55	9,040,595.60
		21,340,612	**1,067,031**	**22,407,643**
1.0	**Electrical Services**			
1.1	HV incoming	1,035,735	51,787	1,087,521
1.2	Switch gear	193,800	9,690	203,490
1.3	Transformer and generator set	2,876,217	143,811	3,020,027
1.4	Main distribution board and essential main distribution board	777,582	38,879	816,461
1.5	Distribution board and panel board	212,149	10,607	222,756
1.6	Busduct	982,529	49,126	1,031,655
1.7	Cable and raceways	195,075	9,754	204,829
1.8	Telephone and computer system	370,213	18,511	388,724
1.9	Fire alarm system	18,394	920	19,314
	Total (1.0)	**6,661,694**	**333,085**	**6,994,778**
1.1	HV incoming			
	XLPE 3x400 sq.mm (12kV)	933,466	46,673	980,139
	RSC Ø 125mm	85,546	4,277	89,824
	Pull box, fitting and accessories	16,722	836	17,558
	Sub-total (1.1)	1,035,735	51,787	1,087,521
1.2	Switch gear			
	SF6 switch gear w/terminator kits	125,695	6,285	131,980
	XLPE 3C-95 sq.mm (12kV)	6,745	337	7,082
	IMC Ø 100mm	2,833	142	2,974
	Fitting and accessories	58,528	2,926	61,454
	Sub-total (1.2)	193,800	9,690	203,490
1.3	Transformer and generator set			
	Dry type transformer 2,500 kVA, 33kV			
	Transformer Dry Type 2000 KVA 11KV/400V	172,796	8,640	181,436
	Transformer Dry Type 2500 KVA 11KV/400V	222,963	11,148	234,111
	Generator set 2,500kVA (stand by) complete with : - GCP., fuel day tank - Air inlet / outlet louver w/sound attenuator etc.	1,516,145	75,807	1,591,952
	Generator 1600kVA (stand by) complete with : - GCP., fuel day tank - Air inlet / outlet louver w/sound attenuator etc.	791,517	39,576	831,093
	Synchronizing Panel	139,352	6,968	146,319
	Accessories	33,444	1,672	35,117
	Sub-total (1.3)	2,876,217	143,811	3,020,027
1.4	Main distribution board and essential main distribution board			
	EMDB 1,2	160,533	8,027	168,560

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	EMDB 3,4	138,237	6,912	145,149
	P-MTS 1,2	66,889	3,344	70,233
	Tie panel	41,805	2,090	43,896
	AVR (2500kVA)	178,370	8,919	187,289
	Capacitor Bank	103,120	5,156	108,276
	ATS 3200A	78,037	3,902	81,939
	ATS 4000A	10,591	530	11,120
	Sub-total (1.4)	777,582	38,879	816,461
1.5	Distribution board and panel board			
	Distribution board (Fire)	44,593	2,230	46,822
	Distribution board (Chiller)	100,333	5,017	105,350
	Distribution board	58,862	2,943	61,805
	Hanger support and accessories	8,361	418	8,779
	Sub-total (1.5)	212,149	10,607	22[illegible]
1.6	Busduct			
	CU Busduct			
	4,000A CU busduct feeder			
	CU busduct (TR - EMDB)	21,014	1,051	22,065
	Elbow	16,722	836	17,558
	Flanged end	20,903	1,045	21,948
	Hanger support and accessories	4,877	244	5,121
	3,200A CU Busbar			
	CU busduct (TR - EMDB)	105,112	5,256	110,367
	Elbow	16,722	836	17,558
	Flanged end	20,903	1,045	21,948
	Hanger support and accessories	6,271	314	6,584
	AL Busduct			
	4,000A AL busduct feeder			
	AL busduct (Genset - EMDB)	99,898	4,995	104,893
	Elbow	43,896	2,195	46[illegible]
	Flanged end	19,509	975	20,485
	Hanger support and accessories	4,877	244	5,121
	3200A AL Busbar			
	AL busduct (Gen:set-AVR-EMDB)	227,243	11,362	238,606
	Elbow	16,722	836	17,558
	Flanged end	20,903	1,045	21,948
	Hanger support and accessories	6,271	314	6,584
	2500A AL busduct feeder			
	AL busduct (EMDB - Chillers/Pump)	155,004	7,750	162,754
	Elbow	8,651	433	9,083
	Flanged end	2,542	127	2,669
	Hanger support and accessories	2,787	139	2,926
	1,350A AL busduct feeder			
	AL busduct (EMDB - Chiller)	16,733	837	17,570
	Elbow	4,849	242	5,092
	Flanged end	2,297	115	2,411
	Hanger support and accessories	1,115	56	1,171
	1,600A AL busduct feeder			
	AL busduct (EMDB - Cap Bank)	57,517	2,876	60,393
	Elbow	9,058	453	9,511
	Flanged end	3,484	174	3,658
	Hanger support and accessories	2,090	105	2,195

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	1,350A AL busduct feeder			
	AL busduct (EMDB - Pump system)	26,399	1,320	27,719
	Elbow	3,657	183	3,839
	Flanged end	2,140	107	2,247
	Hanger support and accessories	1,115	56	1,171
	PIU - MCCB 800A	16,131	807	16,938
	PIU - MCCB 630A	8,289	414	8,703
	PIU - MCCB 500A	2,657	133	2,790
	PIU - MCCB 300A	1,350	68	1,418
	PIU - MCCB 250A	992	50	1,042
	PIU - MCCB 200A	992	50	1,042
	PIU - MCCB 100A	836	42	878
	Sub-total (1.6)	982,529	49,126	1,031,655
1.7	Cable and raceways			
	Cable			
	THW 300 sq.mm	14,484	724	15,208
	THW 240 sq.mm	62,006	3,100	65,106
	THW 185 sq.mm	29,110	1,455	30,565
	THW 150 sq.mm	1,686	84	1,770
	THW 120 sq.mm	28,235	1,412	29,647
	THW 95 sq.mm	3,425	171	3,596
	THW 70 sq.mm	3,425	171	3,596
	THW 50 sq.mm	1,084	54	1,138
	THW 25 sq.mm	150	8	158
	THW 2.5 sq.mm	21,903	1,095	22,998
	Accessories	4,459	223	4,682
	Raceways			
	IMC Ø 100 mm	11,078	554	11,632
	IMC Ø 80 mm	6,207	310	6,518
	IMC Ø 65 mm	3,649	182	3,832
	EMT Ø 50mm	273	14	287
	Pull box, fitting support and accessories	3,902	195	4,097
	Sub-total (1.7)	195,075	9,754	204,829
1.8	Telephone and computer system			
	Wiring and raceway			
	Wireway 300 x 100 mm (epoxy powder paint)	9,755	488	10,242
	Wireway 150 x 100 mm (epoxy powder paint)	5,496	275	5,771
	Wireway 100 x 100 mm (epoxy powder paint)	15,217	761	15,978
	1200 pair	77,061	3,853	80,914
	400 pair	6,048	302	6,350
	300 pair	18,394	920	19,314
	200 pair	13,587	679	14,266
	100 pair	11,391	570	11,961
	Fire optic main cable	8,696	435	9,130
	125mm under ground condult	93,644	4,682	98,326
	140mm under ground condult	108,694	5,435	114,129
	Pull box, fitting support and accessories	2,230	111	2,341
	Sub-total (1.8)	370,213	18,511	388,724
1.9	Fire alarm system			
	Wiring and raceways			
	Fiber optic 6C 50/125µ (multi mode)	10,033	502	10,535

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	IMC Ø 25 mm	8,361	418	8,779
	Sub-total (1.9)	18,394	920	19,314
2.0	**Sanitary and Fire protection System**			
2.1	Cold water system	1,088,579	54,429	1,143,008
2.2	Drainge pump system	172,657	8,633	181,289
2.3	Fire protection system	1,041,141	52,057	1,093,198
2.4	Irrigation system	291,583	14,579	306,162
2.5	Water fountain and water feature system	145,792	7,290	153,081
2.6	Water treatment system	526,655	26,333	552,988
2.7	Reclaimed water system	818,451	40,923	859,373
2.8	Retention pump system	195,731	9,787	205,518
2.9	Waste water treatment system	1,183,788	59,189	1,242,978
2.10	Centrul fuel tank system	604,451	30,223	634,674
	Total (2.0)	**6,068,827**	**303,441**	**6,372,[illegible]**
2.1	Cold water system			
	Pipe PE lined galvanised steel			
	Ø 100 mm	46,786	2,339	49,126
	Fitting	33,444	1,672	35,117
	Hanger and support	44,593	2,230	46,822
	Valve and accessories	66,889	3,344	70,233
	Bore hole pump	334,444	16,722	351,166
	Water pump	356,740	17,837	374,577
	Booster pump	27,313	1,366	28,679
	Electrical Work	178,370	8,919	187,289
	Sub-total (2.1)	1,088,579	54,429	1,143,008
2.2	Drainge pump system			
	Pipe and accessories			
	GAL GRATING 300mm W	52,257	2,613	54,870
	GAL GRATING 400mm W	111,481	5,574	117,[illegible]5
	Submersible pump	3,344	167	3,[illegible]2
	Valve & accessories	5,574	279	5,853
	Sub-total (2.2)	172,657	8,633	181,289
2.3	Fire protection system			
	Black steel pipe sch.40 seam			
	Ø 25 mm	7,409	370	7,779
	Ø 40 mm	3,704	185	3,890
	Ø 65 mm	6,426	321	6,747
	Ø 80 mm	4,586	229	4,816
	Ø 100 mm	12,315	616	12,931
	Ø 150 mm	173,128	8,656	181,785
	Ø 200 mm	36,531	1,827	38,358
	Ø 250 mm	11,795	590	12,384
	Fitting	26,756	1,338	28,093
	Hanger and support	35,674	1,784	37,458
	Valve and accessories	52,396	2,620	55,016
	Breeching inlet	4,459	223	4,682
	Chloorination system	4,877	244	5,121
	Jockey pump	13,378	669	14,047
	Diesel pump	178,370	8,919	187,289
	Electrical work	190,633	9,532	200,165
	Gas Novec system	278,703	13,935	292,638

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Sub-total (2.3)	1,041,141	52,057	1,093,198
2.4	Irrigation system			
	Irrigation system	291,583	14,579	306,162
	Sub-total (2.4)	291,583	14,579	306,162
2.5	Water fountain and water feature system			
	Water fountain and water feature system	145,792	7,290	153,081
	Sub-total (2.5)	145,792	7,290	153,081
2.6	Water treatment system			
	Filtration system	526,655	26,333	552,988
	Sub-total (2.6)	526,655	26,333	552,988
2.7	Reclaimed water system			
	Reclaimed water system	818,451	40,923	859,373
	Sub-total (2.7)	818,451	40,923	859,373
2.8	Retention pump system			
	HDPE PN20			
	Ø 200 mm	5,089	254	5,344
	Ø 250 mm	3,188	159	3,348
	Ø 300 mm	42,528	2,126	44,654
	Retention pumps	120,400	6,020	126,420
	Fitting	13,378	669	14,047
	Hanger and support and accessories	11,148	557	11,706
	Sub-total (2.8)	195,731	9,787	205,518
2.9	Waste water treatment system			
	Waste water treatment system	1,183,788	59,189	1,242,978
	Sub-total (2.9)	1,183,788	59,189	1,242,978
2.10	Centrul fuel tank system			
	Centrul fuel tank system	604,451	30,223	634,674
	Sub-total (2.10)	604,451	30,223	634,674
3.0	**Air-conditioning & Ventilation System**			
3.1	Water cooled chiller	3,277,549	163,877	3,441,427
3.2	Water pump	270,899	13,545	284,444
3.3	Cooling tower	2,747,355	137,368	2,884,723
3.4	Piping work and accessories	1,834,051	91,703	1,925,753
3.5	Electrical work	480,237	24,012	504,249
	Total (3.0)	**8,610,091**	**430,505**	**9,040,596**
3.1	Water cooled chiller			
	Chiller 3165 KWR (900 TR)	512,814	25,641	538,454
	Chiller 4220 KWR(1200 TR)	2,764,735	138,237	2,902,972

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Sub-total (3.1)	3,277,549	163,877	3,441,427
3.2	Water pump			
	Chiller water pump	187,289	9,364	196,653
	Condenser water pump	83,611	4,181	87,791
	Sub-total (3.2)	270,899	13,545	284,444
3.3	Cooling tower			
	Cooling tower	2,747,355	137,368	2,884,723
	Sub-total (3.3)	2,747,355	137,368	2,884,723
3.4	Piping work and accessories			
	Black steel pipe sch.40 seamed			
	Ø 25 mm	1,117	56	1,173
	Ø 80 mm	1,896	95	[illegible]
	Ø 125 mm	24,983	1,249	26,232
	Ø 200 mm	95,517	4,776	100,293
	Ø 250 mm	174,981	8,749	183,730
	Ø 300 mm	134,669	6,733	141,403
	Ø 350 mm	154,836	7,742	162,578
	Ø 400 mm	32,608	1,630	34,239
	Ø 500 mm	149,563	7,478	157,041
	Ø 600 mm	76,755	3,838	80,593
	Ø 800 mm	327,755	16,388	344,143
	Fitting	178,370	8,919	187,289
	Hanger and support	234,111	11,706	245,816
	Insulation			
	Ø 25 mm	1,303	65	1,368
	Ø 80 mm	1,174	59	1,233
	Ø 125 mm	12,491	625	13,116
	Ø 200 mm	26,488	1,324	27,812
	Ø 250 mm	38,885	1,944	40,[illegible]9
	Ø 300 mm	29,627	1,481	31,[illegible]9
	Ø 350 mm	33,848	1,692	35,540
	Ø 400 mm	7,304	365	7,669
	Ø 500 mm	30,200	1,510	31,710
	Ø 600 mm	12,792	640	13,432
	Ø 800 mm	46,978	2,349	49,327
	Adhesive	5,797	290	6,087
	Sub-total (3.4)	1,834,051	91,703	1,925,753
3.5	Electrical work			
	Electrical work	480,237	24,012	504,249
	Sub-total (3.5)	480,237	24,012	504,249

Landmark Project Yangon, Myanmar

10 BOQ _ H
(Communal External & Landscape)

LMK MIC – Project Cost Estimate & Cost Status.xls

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
I	**Comunal external works and landscape**			
1.0	**Hardscape**			
1.1	Floor finishes			
	Sesame black colour (or) rustic yellow colour granite stone (ST1) 300 x 300 x 80 mm thick (or) 300 x 900 x 80 mm thick (or) 600 x 900 x 80 mm thick bush hammered finish with screed	356,974	17,849	374,823
	Rustic yellow colour granite stone (ST2) 300 x 900 x 80 mm thick (or) 600 x 900 x 80 mm thick flamed finish with screed	232,214	11,611	243,824
	Rustic yellow colour granite stone (ST3) 300 x 900 x 30 mm thick (or) 600 x 900 x 30 mm thick bush hammered finish with screed	615,944	30,797	646,742
	Rustic yellow colour granite stone (ST4) 300 x 900 x 30 mm thick flame finish with screed	20,174	1,009	21,183
	Beige colour limestone (ST5) 300 x 600 x 20 mm thick polished finish with screed	478	24	502
	Beige colour limestone (ST6) 600 x 1000 mm thick various from 20-100mm polished finish with screed	5,468	273	5,742
	300 mm width beige colour limestone (ST7)	3,217	161	3,378
	Beige colour limestone (ST8) 300 x 600 x 30 mm thick flamed finish with screed	849	42	892
	Rustic yellow colour granite stone (ST10) 300 x 900 x 80 mm thick (or) 600 x 900 x 80 mm thick with screed	38,437	1,922	40,359
	Dark grey colour loose pebbles (ST09) Ø 50 x 70 mm with screed	287	14	301
	Combination 50% CIELO 40% AZZURO 10% BLU AVIQ colour vague system square ceramic tile (CT1) 50 x 50 mm glossy surface finish with screed	13,230	661	13,891
	Azzurro colour vogue system square ceramic tile (CT3) 50 x 50 mm anti-slip surface R10 finish with screed	1,264	63	1,327
	Timber lock A-like colour ceramic tile (T1) 150 x 900 x 10 mm thick with screed	6,801	340	7,141
1.2	Wall finishes			
	Light beige colour limestone (W3) 300 x 1000 x 20 mm thick (or) 200 x 1000 x 20 mm thick (or) 100 x 1000 x 20 mm thick flamed finish with screed	57,337	2,867	60,204
	Light beige colour limestone (W3) 300 x 1000 x 20 mm thick (or) 200 x 1000 x 20 mm thick (or) 100 x 1000 x 20 mm thick flamed finish with screed	573	29	602
	No specified wall finishes (W5)	557	28	585
1.3	Wall coping			
	200 mm width light beige colour limestone (C1) 500 x 500 x 40 mm thick flamed finish with screed	1,848	92	1,940
	200 mm width light beige colour limestone (C2) 200 x 600 x 40 mm thick flamed finish with screed	46,570	2,329	48,899
1.4	Kerb			
	Sandy beige colour granite stone (K1) 300 x 450 x 200 mm thick flamed finish with screed	39,834	1,992	41,825
	Sandy beige colour granite stone (K2) 450 x 450 x 200 mm thick flamed finish with screed	46,935	2,347	49,282
1.5	Edging			
	3 mm thick SS 316 stainless steel brushed finish	138	7	145
1.6	Drainage			

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Planting pits to be laid with "Versicell" sub-surface drainage system inclusive of terram ici 500 filter fabric or similar. Cell drainage to be laid on all horizontal and vertical surfaces and bases of R.C planter by landscape contractor. Structural bases of all R.C planter to be screeded to fall to drainage outlets at minium 1:100 by Main Contractor. R.C planters to C & S engineers specification and details.	170,385	8,519	178,905
	Ø 100 mm sealed pipe run below paving with all necessary support and bedding	2,389	119	2,508
	Ø 200 mm sealed pipe below slab with all necessary support and bedding	5,279	264	5,543
	Ø 200 mm HDPE proprietory perforated subsoil main pipe wrapped in 25 mm diameter clean gravel chips and filter fabric, polyfelt ts22 or similar	12,778	639	13,416
	VERSITANK	2,007	100	2,107
	Main external drainage	11,494	575	12,069
	Minimum 100 mm Ø two drainage oulets per closed planters maximum @ 4000 mm on center provided by main contractor	3,015	151	3,166
1.7	Soil bodies			
	600 mm depth approved soil mix-A to natural ground	9,818	491	10,309
	700 mm planting depth approved soil mix-B to overstructure planter with supply and installation of approved drainage mat and filter fabric	106	5	112
	900 mm planting depth approved soil mix-B to overstructure planter with supply and installation of approved drainage mat and filter fabric	526	26	552
	1000 mm planting depth approved soil mix-B to overstructure planter with supply and installation of approved drainage mat and filter fabric	16,760	838	17,598
	1300 mm planting depth approved soil mix-B to overstructure planter with supply and installation of approved drainage mat and filter fabric	4,601	230	4,831
	1500 mm planting depth approved soil mix-B to overstructure planter with supply and installation of approved drainage mat and filter fabric	6,377	319	6,696
1.8	Green roof			
	Green roof	6,371	319	6,689
1.9	MEP louver			
	MEP louver integrated with planter	5,723	286	6,009
1.10	Boundary feature wall			
	Stone pattern module-1 comprising (1) Built in RC structure wall (2) 100 x 1000 mm thick limestone with screed (3) 200 x 1000 mm thick limestone with screed (4) 300 x 1000 x 30 mm thick limestone with screed (5) 500 x 1000 x 30 mm thick limestone with screed	3,292	165	3,456
	Stone pattern module-2 comprising: (1) Built in RC structure wall (2) 100 x 1000 x 30 mm thick limestone with screed (3) 200 x 1000 x 30 mm thick limestone with screed (4) 400 x 1000 x 30 mm thick limestone with screed (5) 500 x 1000 x 30 mm thick limestone with screed	3,292	165	3,456
1.11	Water feature wall			
	Water feature floor finishes with limestone and screed	13,485	674	14,159

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Water feature wall module comprising: (1) Built in RC structure wall (2) 100 x 1000 mm limestone with screed (3) 200 x 1000 mm limestone with screed (4) 300 x 1000 x 30 mm thick limestone with screed (5) 110 x 1000 x 30 mm thick limestone with screed			
	Overall size 58000 x 1800 mm high	7,205	360	7,566
1.12	Green wall			
	Green wall comprising: (1) Greenology panels system with nano-fibre, geo-fabric and geo-mesh or approved equivalent (2) Removable bottom panel for maintenance access (3) Powder-coated aluminium drainage tray	4,884	244	5,128
1.13	Kid's pool gate			
	Kid's pool gate comprising: (1) 100 x 30 mm thick hardwood hanrdrail (2) 10 mm Ø galvanised steel rod in powder coat finish (3) 15 mm thick main frame galvanised plate in powder coat finish			
	Overall size 5350 x 900 mm high	2,301	115	2,416
1.14	Screen & canopy			
	Screen & canopy comprising: (1) 15 mm thick main frame (type 1) galvaised M.S plate in powder coated finished at every three main frame intervals (2) 15 mm thick main frame (type 2) galvaised M.S plate in powder coated finished (3) 10 mm Ø galvanised M.S rod in powder coated finish	27,076	1,354	28,429
1.15	Railing			
	900 mm high timber handrail with 15 mm thick galvanised M.S in powder coat finish	3,504	175	3,679
1.16	Pavilion			
	Pavilion comprising: (1) Natural hardwood with yellow balau (or) approved equivalent 25 x 50 mm (2) Hot-dip galvanised RHS steel structure, powder coated frame and steel rod	29,374	1,469	30,843
2.0	**Softscape**			
2.1	Tree & Palms			
	Alsotonia Scholaris	5,655	283	5,938
	Agathis Alba	1,508	75	1,583
	Ficus Religiosa	987	49	1,037
	Delonix Regia	2,154	108	2,262
	Polyal Thia Longifolia	3,591	180	3,770
	Areca Catechu	700	35	735
	Bismarckia Nobilis	1,616	81	1,696
	Bismarckia Nobilis 'silver'	180	9	188

Detailed breakdown of estimated costs

Item	Description	Cost	PP&O	Total Cost
	Licuala cordata	5,089	254	5,344
	Shrubs Planting			
	Acalypha hispida	1,838	92	1,930
	Aglaia odorata	50,824	2,541	53,366
	Alpinia purpurata 'Double red'	1,908	95	2,004
	Alpinia purpurata Crinum spp (mix)	29,505	1,475	30,980
	Asparagus densiflorus ' Sprengeri'	57,019	2,851	59,870
	Asplenium ferns	155,136	7,757	162,893
	Asplenium spp	246,739	12,337	259,076
	Asplenium nidus 'Antiquum'	192,497	9,625	202,122
	Asplenium nidus (massed ferns)	81,374	4,069	85,443
	Calathea loeseneri	85,954	4,298	90,252
	Carmona retusa	16,087	804	16,892
	Carmona retusa 'Hedge'	479,156	23,958	503[illegible]4
	Calathea rufibarba	293,566	14,678	308,244
	Calathea warscewiczii	93,435	4,672	98,107
	Clerodendrum thomsoniae	9,916	496	10,412
	Clitoria ternatea	43,671	2,184	45,855
	Crinum asiaticum	30,957	1,548	32,505
	Cycas revoluta	191,378	9,569	200,946
	Cycas revoluta 'Thumb'	105,387	5,269	110,656
	Duranta erecta 'Alba'	30,505	1,525	32,031
	Heliconia Jamaican dwarf	33,217	1,661	34,878
	Hedychium coronarium	73,021	3,651	76,672
	Hymenocallis spp	43,286	2,164	45,450
	Hymenocallis speciosa	25,445	1,272	26,718
	Ixora 'Super Queen'	10,262	513	10,775
	Loropetalum chinense 'Rubrum'	78,800	3,940	82,740
	Monstera deliciosa	41,236	2,062	43,298
	Murraya Paniculata	20,254	1,013	21,267
	Murraya Paniculata 'Hedge'	171,756	8,588	180,343
	Nephrolepis exaltata	5,562	278	[illegible]
	Pandanus 'Kota tinggi'	103,191	5,160	108,351
	Philodendron selloum	62,159	3,108	65,267
	Phyllanthus cochinchinensis	111,886	5,594	117,481
	Spathiphyllum wallisii	41,897	2,095	43,992
	Tabernaemontana dwarf	19,746	987	20,733
	Vernonia (Trailing plant edge)	18,779	939	19,718
	I. COMUNAL EXTERNAL	**4,920,000**	**246,000**	**5,166,000**

Landmark Project Yangon, Myanmar

11 MATERIAL _ LIST

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Summary of Eqpt and Material List

No.	Item		Import US$	Local US$	Total US$
A	Enabling Work	Matl_List A	$ 4,337,000	$ -	$ 4,337,000
B, C	Structural works	Matl_List B.C	$ 42,309,189	$ 12,023,614	$ 54,332,803
D	Architectural works	Matl_List D	$ 127,090,775	$ 934,069	$ 128,024,843
E	ME services	Matl_List E	$ 79,779,606	$ -	$ 79,779,606
F	Furnishing, furniture and equipment (FF&E)	Matl_List F	$ 1,327,707	$ -	$ 1,327,707
G	Infrastructure ME services	Matl_List G	$ 15,314,223	$ -	$ 15,314,223
H	Comunal external works and landscape	Matl_List H	$ 1,692,058	$ 2,941,626	$ 4,633,684
I	Direct Work	Matl_List I	$ 38,145,986	$ -	$ 38,145,986
J	Preliminaries	Constn Eqpt	$ 39,988,927	$ -	$ 39,988,927
			$ 349,985,471	**$ 15,899,309**	**$ 365,884,780**

PROJECT MATERIAL AND EQUIPMENT LIST-ENABLING WORKS

	Type	Unit	Qty	Catego	Unit rate	Amount	
						Import	Local
A	**Enabling Works**						
1.0	Sub station						
1.1	66kV Feeder Extension at the existing "Railway 66kV GIS S/S"						
	66kV Outgoing GIS (Gas-insulated Switchgear) feeder complete with circuit breaker, spring-charged motor-drive mechnism, disconnector and earthing switch, current transformers, voltage transformers, high-speed earthing switch, integrated local control cubicle, SF6 gas for initial filling, gas filling kits and accessories, etc.	bay	1	I	500,000	500,000	-
	Remote Control and Energy Metering Panel c/w protection relays with communication facilities, energy meter, digital multifunction meter, annunciators, lettering lamps, indicating lamps, mimic diagram, remote on/off control switch, etc.	set	1	I	50,000	50,000	-
	Earthing materials	lot	1	I	5,000	5,000	-
	Multi-core control cable and termination accessories	lot	1	I	6,500	6,500	-
	110V DC 120Ahr Battery bank and Battery charger c/w battery racks, inter-cell connection cables, terminations accessories, etc.	set	1	I	25,000	25,000	-
	66kV Cable sealing end, termination accessories, fixing brackets and accessories (1 set includes 3 nos. for single core underground power cable)	set	1	I	45,000	45,000	-
1.2	66kV Underground Cable System from "Railway 66kV GIS S/S" to "Project HT S/S"						
	66kV 1C x 400 SQMM CU/XLPE/AWA/PVC Underground Power Cable including cable support, terminations, mounting, labelling, associated accessories	lot	1	I	162,000	162,000	-
	Cable trench, covers, cable pusher works, etc.	lot	1	I	25,000	25,000	-
1.3	2 Nos x 66/11kV 20MVA Project HT S/S at Ground Floor (or) Level 01?						
	66kV GIS (Gas-insulated Switchgear) feeder complete with circuit breaker, spring-charged motor-drive mechnism, disconnector and earthing switch, current transformers, lightning arrester, integrated local control cubicle, SF6 gas for initial voltage transformers, high-speed earthing switch, filling, gas filling kits and accessories, etc						
	- Incoming feeder bay	bay	2	I	250,000	500,000	-
	- Outgoing feeder bay	bay	2	I	250,000	500,000	-
	- Bus coupler feeder bay	bay	1	I	250,000	250,000	-
	Remote Control (and Energy Metering?) Panel c/w protection relays with communication facilities, energy meter, digital multifunction meter, annunciators, lettering lamps, on/off control switch, etc.indicating lamps, mimic diagram, remote	set	5	I	35,000	175,000	-
	20MVA, 66/11kV Power Transformer c/w cable terminal box at HV/MV side	no	2	I	450,000	900,000	-
	66kV 1C x 400 SQMM CU/XLPE/AWA/PVC Underground Power Cable including cable support, terminations, mounting, labelling, associated accessories	lot	1	I	150,000	150,000	-
	66kV Cable sealing end, termination accessories, fixing brackets and accessories (1 set includes 3 nos. for single core underground power cable)	set	4	I	45,000	180,000	-
	Earthing materials	lot	1	I	35,000	35,000	-
	Multi-core control cable and termination accessories	lot	1	I	50,000	50,000	-
	110V DC 120Ahr Battery bank and Battery charger c/w battery racks, inter-cell connection cables, terminations accessories, etc.	set	1	I	25,000	25,000	-
	AC/DC Distribution boards	set	1	I	18,500	18,500	-
	Station service transformer 11/0.4kV 315kVA Dry type c/w steel enclosure and standard accessories	no	1	I	30,000	30,000	-
	12kV GIS Switchgear panels complete with circuit breaker witdrawable type, current transformers, voltage transformers, earthing switch, lightning arrester, protection relays with communication facilities, energy meter, digital multifunction meter, annunciators, lettering lamps, indicating lamps, mimic diagram, remote on/off control switch, SF6 gas for initial filling, gas filling kits and accessories, etc.						
	- Incoming feeder bay	set	2	I	35,000	70,000	-
	- Outgoing feeder bay	set	6	I	35,000	210,000	-
	- Bus coupler feeder bay	set	1	I	35,000	35,000	-
	12kV 1C x 400 SQMM CU/XLPE/AWA/PVC Underground Power Cable (or) MV Cast Resin Busbar System including cable support, terminations, mounting, labelling, associated accessories	lot	1	I	90,000	90,000	-
	SF6 Gas handling unit c/w temporary gas storage tank, monitoring and metering facilities suitable for 66kV GIS Bays & 12kV GIS switchgear panel maintanance purpose	set	1	I	250,000	250,000	-
	Recommended Spare parts for 66kV GIS	lot	1	I	30,000	30,000	-
	Recommended Spare parts for 12kV GIS	lot	1	I	20,000	20,000	-
	A. ENABLING WORKS					**4,337,000.00**	**-**

PROJECT MATERIAL AND EQUIPMENT LIST-STRUCTURE

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
B.C	**Structure Works**						
	Basement, Retail, Tower 1 - Tower 4						
	Cement	T	64,888	I	130	8,435,386	-
	Sand	m3	61,254	L	10	-	612,544
	Aggregate	m3	99,833	L	32	-	3,194,643
	Jungle wood scantlling	T	9,410	L	620	-	5,833,921
	Jungle wood plank	T	1,882	L	620	-	1,166,797
	Ply wood	m2	71,512	L	17	-	1,215,710
	Wire nail	kg	794,826	I	1	794,826	-
	Rebar	T	30,820	I	800	24,656,000	-
	Binding wire	kg	280,182	I	2	560,364	-
	Couplers	no	244,936	I	15	3,715,527	-
	Post tension system	T	150	I	2,000	300,700	-
	Structural steel	T	63	I	1,563	97,752	-
	Enamel paint	m2	503	I	6	2,767	-
	Anti rust paint	m2	503	I	6	2,767	-
	Waterproofing (membrane)	m2	86,736	I	9	737,253	-
	Waterproofing additive to concrete	Lit	5,843	I	1	5,843	-
	Steel Stanchion	kg	499,520	I	2	779,251	-
	Temporary steel struct and bracing	T	760	I	1,572	1,194,491	-
	Temporary platform	m2	3,690	I	23	83,349	-
	Drill and anchorage to D Wall and pile wall	no	17,902	I	53	942,914	-
	B.C STRUCTURE					**42,309,189**	**12,023,614**

PROJECT MATERIAL AND EQUIPMENT LIST-ARCHITECTURE

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
D	**Architectural Works**						
1.0	**Façade**						
1.1	**Aluminium work**						
	Mechanical Louvre						
	LV1 - Vertical mechanical aluminium louvre system supported by painted steel framing; comprising of inner & outer blade in 3-coat PVF2 and stainless steel bird mesh	m2	2,133	I	758	1,615,748	-
	Extra over for fire access panel with external cup ring handle in stainless steel finish and hinges	m2	3	I	279	837	-
	LV1 - Vertical mechanical aluminium louvre system, self standing and demountable supported by painted steel framing; comprising of inner & outer blade in 3-coat PVF2 and stainless steel bird mesh	m2	1,009	I	758	764,318	-
	LV1 - Horizontal mechanical aluminium louvre system, self standing and demountable, steel IPE 270 beam frame; comprising of inner & outer blade in 3-coat PVF2 and stainless steel bird mesh	m2	661	I	758	500,708	-
	External Glass Shopfront						
	GW2 - Semi unitised glass wall system 2, double volume height glass shopfront with aluminum frame in anodized finish and Low-E IGU Glass	m2	350	I	516	180,534	-
	GMS built-up bracket structure support fixed to soffit of RC slab within ceiling plenum above glass wall; complete insulation and aluminium flashing	m2	66	I	197	12,994	-
	Extra over for D510: 1400x2400mm high Single leaf swing laminated glass doors complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	no	2	I	703	1,406	-
	Extra over for D512: 2025x2400mm high Double leaf swing laminated glass doors complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	no	1	I	1,017	1,017	-
	Extra over for D511: 3250x2665mm high Circular automatic sliding doors (GU, CMR Series or eq.) in laminated glass	no	2	I	21,857	43,714	-
	GW1a - Semi unitised glass wall system 1 - BREAKDOWN FOR DIFFERENT INFILLS AREA						
	GS2a: 8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	m2	11	I	346	3,803	-
	GS5a: 8mm clear (HS) + 1.52 PVB + 8mm clear (HS) with hard coat low-e on surface 4	m2	1,559	I	353	550,717	-
	3mm thk aluminium cladding	m2	6	I	388	2,327	-
	support fixed to soffit of RC slab within ceiling plenum above glass wall; complete insulation and aluminium flashing	m2	451	I	263	118,388	-
	Extra over for D510: 1400x2400mm high Single leaf swing laminated glass doors complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	no	2	I	938	1,875	-
	Extra over for D511: 3250x2665mm high Circular automatic sliding doors (GU, CMR Series or eq.) in laminated glass	no	1	I	29,143	29,143	-
	Extra over for D512: 2025x2400mm high Double leaf swing laminated glass doors complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	no	8	I	1,356	10,848	-
	Extra over for D513: 5025x2400mm high Automatic sliding doors (Dorma ST Flex Series or eq.) in laminated glass	no	2	I	6,126	12,252	-
	Extra over for D514: 2025x2400mm high Single leaf swing laminated glass doors with fixed glass panel; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	no	4	I	1,356	5,424	-
	Extra over for D515: 8030x2400mm high Automatic sliding doors (Dorma ST Flex Series or eq.) in laminated glass	no	1	I	9,788	9,788	-
	Extra over for D516: 1350x2400mm high Single leaf swing laminated glass doors with fixed glass panel; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	no	6	I	904	5,423	-
	Extra over for D517: 5420x2400mm high 4-leaf swing laminated glass doors; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	no	1	I	3,630	3,630	-
	Extra over for 1630/1800/2400mm wide x 2650/2710mm high double leaf swing laminated glass doors; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	no	6	I	1,451	8,703	-
	Extra over for 950x2100m high swing laminated glass doors; complete with concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	no	5	I	557	2,783	-
	Strip Window						
	SW - Semi unitised aluminium strip window supported by concealed structural steel framing; with fixed glass with aluminium frame in anodized finish and Low-E IGU Glass (GS1b - 8mm clear (HS) + 12mm (AS) + 8mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite)	m2	194	I	344	66,639	-
	Sliding Door						
	SD - 2880mm high Sliding doors complete with fixed glass beside; with aluminium frame in anodized finish and low-E IGU vision glass (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite)	m2	68	I	320	21,777	-
	SD - 2650mm/2850mm high Sliding doors complete with fixed glass and operable leaves (2 leaves on 2 tracks / 3 leaves on 3 tracks etc. - referring to Door Schedule); with aluminium frame in anodized finish and low-E IGU vision glass (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite)	m2	1,797	I	332	595,706	-
	Steel structure support above doors within ceiling cavity; complete with GMS hollow section, angle bracket, vapour barrier/foil back thermal insulation and aluminium back-pan; fixed to soffit of RC slab to hold sliding door below	m2	331	I	210	69,510	-
	SD - 2630mm high Sliding doors complete with fixed glass beside; with aluminium frame in anodized finish and low-E IGU vision glass (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite)	m2	80	I	320	25,620	-
	Swing Glass Door with fixed Glass Panel						
	Swing glass door with fixed glass panel beside with aluminium frame in anodized finish, clear vision low-E IGU (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite), concealed spring hinges, SS handles, multi-point locking system and SS kickplate 200mm height	m2	52	I	367	19,071	-
	Swing glass door with fixed glass panel beside with aluminium frame in anodized finish, clear vision low-E IGU (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite) and SS handles and friction hinges	m2	81	I	377	30,497	-
	Extra over for operable light - single leaf swing glass door of various sizes complete with SS handles and friction hinges: 900mm/978mmx2650mm high	no	8	I	595	4,758	-
	Steel structure support above doors within ceiling cavity; complete with GMS hollow section, angle bracket, vapour barrier/foil back thermal insulation and aluminium back-pan; fixed to soffit of RC slab to hold window below	m2	15	I	210	3,150	-
	GW1c - Semi Unitised Glass Wall System 1						
	8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	m2	98	I	377	36,897	-
	8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	m2	9	I	367	3,301	-
	Extra over for operable light - 900x2700mm high Single leaf swing glass door complete with concealed spring hinge, SS handles, multi-point locking system, SS kick plate 200mm high	no	12	I	678	8,136	-
	Swing Glass Door						
	Overall size 855mm wide x 2650mm/2865mm high Single leaf swing glass door in low-E IGU vision glass (GS3 - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite) complete with 250mm high storm proof horizontal blades aluminium louvres in anodized finish with bird mesh, concealed spring hinge, SS handlesm multi-point locking system, SS kickplate 200mm height to access space to A/C ledge	m2	155	I	329	51,034	-

Type	Unit	Qty	Category	Unit rate	Amount	
					Import	Local
Steel structure support above doors within ceiling cavity; complete with GMS hollow section, angle bracket, vapour barrier/foil back thermal insulation and aluminium back-pan; fixed to soffit of RC slab to hold window below	m2	28	I	210	5,880	-
Punch Window						
PW2 - Aluminium punch window comprising fixed and casement window with aluminium frame in anodized finish, clear vision low-E IGU (GS1b - 8mm clear (HS) + 12mm (AS) + 8mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite), SS handles and friction hinges; sitting on 1000mm high low wall	m2	129	I	305	39,281	-
PW2 - Aluminium punch window						
8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	m2	52	I	314	16,341	-
8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	m2	111	I	311	34,466	-
Extra over for operable light - 1-panel top hung window of various sizes complete with SS handles and friction hinges: 900mm/950mmx985mm high, 950mmx1145mm/1795mm/1805mm high	m2	49	I	216	10,584	-
Window Wall						
WW2 - Fully Unitised Window Wall comprising fixed and casement window with aluminium frame in anodized finish, laminated safety glass (GS1a - 8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite) to lower lights, clear vision low-E IGU (GS1b - 8mm clear (HS) + 12mm (AS) + 8mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite) to upper lights, SS handles and friction hinges; sitting on RC slab	m2	31	I	347	10,765	-
WW2 - Fully Unitised Window Wall						
8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	m2	482	I	411	198,102	-
8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	m2	1,396	I	365	508,842	-
8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	m2	120	I	401	48,150	-
Extra over for operable light - 1-panel casement window of 900x1600mm high complete with SS handles and friction hinges	no	100	I	311	31,125	-
Tower 3, Tower 4						
Fully- unitised window wall with vision glass. Spandrel glass and/or aluminium cladding						
Vision: Low-E IGU Glass (GS1a)	m2	10,998	I	434	4,777,381	-
Spandrel: Monolithic clear glass (GS2a)	m2	984	I	338	332,100	-
Curtain Wall Unitsed Panel						
UW3 - Fully Unitised Curtain Wall - BREAKDOWN FOR DIFFERENT INFILLS AREA						
GS1b: 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	m2	39	I	365	14,245	-
GS2a: 8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	m2	118	I	355	41,861	-
GS2b: 8mm clear (HS) with ceramic frit on surface 2 with PVF2 finished thermally insulated aluminium backpan	m2	9	I	349	3,139	-
AC: 3mm thk aluminium cladding	m2	3	I	398	1,195	-
UW3-Fully Unitiised Curtain Wall						
3mm thk aluminium cladding	m2	267	I	398	106,333	-
Storm proof horizontal blades aluminium louvres in anodized finish with bird mesh	m2	67	I	780	52,260	-
8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	m2	1,936	I	377	728,904	-
8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	m2	2,263	I	332	751,882	-
8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite & ceramic frit pattern on surface 3 of inner lite	m2	256	I	388	99,264	-
8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite & ceramic frit pattern on surface 3 of inner lite	m2	372	I	385	143,127	-
8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	m2	1,059	I	367	388,388	-
8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	m2	210	I	379	79,538	-
Extra over for operable light - 1-panel casement window of various sizes complete with SS handles and friction hinges: 585x1550mm/1765mm high, 730x1550mm/1765mm high, 750x1300mm/1550mm/1765mm/1785mm/1850mm/2100mm high	no	557	I	234	130,338	-
Allow 500mm girth aluminium cladding capping to curtain wall upstand at roof parapet	m2	14	I	190	2,657	-
Tower 2						
3mm thk aluminium cladding	m2	18	I	399	7,182	-
8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	m2	2,141	I	377	806,087	-
8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	m2	490	I	332	162,803	-
8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	m2	1,457	I	367	534,355	-
Extra over for operable light - 1-panel casement window of various sizes complete with SS handles and friction hinges: 1280mm/1325mm/1480mmx1035mm high, 1280mm/1325mm/1480mmx1085mm high	no	119	I	309	36,771	-
Overall 860mm wide x 540mm high Aluminium gutter complete with steel structure, OSB board, insulation, flashing and spandrel glass with insulated aluminium backpanel on exterior face	m	58	I	575	33,365	-
Tower 3, Tower 4						
Fully- unitised curtainwall with architectural aluminium brushstrokes features, frit pattern strips						
Vision: Low-E IGU Glass (GS1a)	m2	4,566	I	470	2,146,894	-
Vision with frit pattern: Low-E IGU Glass (GS1c)	m2	263	I	377	99,217	-
Spandrel: Monolithic clear glass (GS2a)	m2	2,799	I	527	1,474,207	-
Spandrel with frit pattern: Monolithic Glass (GS2b)	m2	101	I	367	37,042	-
Insulated Aluminium Back Panel	m2	700	I	388	271,425	-
Curtain wall to east façade along core wall (spandrel glass)	m2	549	I	356	195,170	-
RHS Tubular Fixed Louvers						
RHS tubular fixed louvres, 150x50x3mm with aluminium frame anodised finish; fixed exterior to curtain wall (U155 & U156)	m2	147	I	304	44,651	-
Spandrel Cladding						
Spandrel cladding in monolithic clear vision spandrel glass (GS2b - 8mm clear (HS) with ceramic frit on surface 2) PVF2 finished thermally insulated aluminium backpan	m2	198	I	367	72,617	-
A/C Ledge Screen						
Full height aluminium louvre screen in 150x50mm extruded aluminium louvre 3mm thk in 3 coats PVF2; complete with aluminium mullion and fixing brackets side mounted to beam edge	m2	1,115	I	304	338,681	-
Extra over for 700mm wide x 2100mm high single leaf hinged louvre door access from balcony	no	124	I	601	74,493	-
Glass Balustrade						
GR1 - 320mm high Glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 U-channel capping, 40mm diameter S/S 316 handrail, S/S bracket fixing to parapet	m	76	I	110	8,322	-
GR1 - 520mm high Glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 U-channel capping, 40mm diameter S/S 316 handrail, S/S bracket fixing to parapet	m	145	I	197	28,601	-
GR1 - 725mm high Glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 U-channel capping, 40mm diameter S/S 316 handrail, S/S bracket fixing to parapet	m	74	I	275	20,369	-

Type	Unit	Qty	Category	Unit rate	Amount	
					Import	Local
GR1 - 1100mm high Unitised glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 capping, 40mm diameter S/S 316 handrail; complete with 650mm spandrel in monolithic spandrel glass, PVF2 finished thermally insulated aluminium backpan	m	1,410	I	598	842,828	-
GR1 - 1100mm high Unitised glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 capping, 40mm diameter S/S 316 handrail; complete with 815mm spandrel in monolithic spandrel glass, PVF2 finished thermally insulated aluminium backpan	m	61	I	660	40,260	-
GR1 - 1100mm high Glass balustrade in laminated glass (GS4 - 10mm clear (HS) + 1.52 PVB + 10mm clear (HS)) with 40mm S/S 316 U-channel capping, 40mm diameter S/S 316 handrail, and aluminium cladding capping to bottom part of balustrade	m	212	I	417	88,404	-
Aluminium Swing Opaque Door						
Aluminium frame anodized finish opaque swing door complete with concealed spring hinge, SS handles and multi-point locking system	m2	68	I	296	20,094	-
Aluminium frame anodized finish opaque swing door - assumed aluminium infill thermally insulated	m2	7	I	307	2,147	-
Roller Shutter						
Steel frame roller shutter in galvanised finish with rubber dock seals - for dock leveler by others	m2	14	I	300	4,200	-
Steel frame roller shutter in galvanised finish, electric operation	m2	174	I	450	78,300	-
Steel Door						
Steel frame steel opaque door in galvanised finish with welded hinges	m2	8	I	540	4,320	-
Fire Access Panel						
1100m wide x 1800mm high Fire access panel (along render finish wall) comprising aluminium frame, 3mm painted aluminium sheet internally, extruded polystyrene, 3mm bent aluminium sheet with acrylic composite thin render, external cup ring handle in stainless steel finish, 3mm thick customised hinges in stainless steel finish	no	9	I	578	5,204	-
Fire access panel (along stone finish wall) comprising aluminium frame, 3mm painted aluminium sheet internally, extruded polystyrene, 3mm bent aluminium sheet, external cup ring handle in stainless steel finish, 3mm thick customised hinges in stainless steel finish	m2	24	I	292	7,002	-
Curtain Wall Unitised Panel to Level 4 (below Tower 3 & 4)						
UW1 - Fully Unitised Curtain Wall - BREAKDOWN FOR DIFFERENT INFILLS AREA						
AC: 3mm thk aluminium cladding	m2	7	I	388	2,714	-
GS1a: 8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	m2	164	I	365	59,901	-
GS1c: 8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite & ceramic frit pattern on surface 3 of inner lite	m2	16	I	377	6,036	-
GS2a: 8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	m2	119	I	356	42,305	-
GS2b: 8mm clear (HS) with ceramic frit on surface 2 with PVF2 finished thermally insulated aluminium backpan	m2	1	I	367	367	-
Extra over for 2290x2700mm high Double leaf swing glass door	no	2	I	1,726	3,452	-
AC2 - 600mm deep x 400mm wide x 600mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2; supported by GMS subframe	m2	28	I	244	6,825	-
Canopy						
CP1 - Retail Canopy comprising aluminium framed laminated fritted glass (GS6 - 6mm clear (HS) + 1.52 PVB + 6mm clear (HS) with ceramic frit on surface 4) with steel RHS structure cladded with aluminium cladding, 2mm thick stainless steel 316 gutter	m2	298	I	508	151,310	-
Tower 2 L5 Canopy comprising aluminium framed laminated fritted glass (GS6 - 6mm clear (HS) + 1.52 PVB + 6mm clear (HS) with ceramic frit on surface 4) with steel RHS structure cladded with aluminium cladding, aluminium gutter	m2	55	I	508	27,926	-
CP2 - Tower 1 Canopy comprising GFRC (Glass Fibre Reinforced Concrete, minimum thickness 12mm, finish and colour to be confirmed by Architect) clad canopy with structural steel framing including stainless steel gutter	m2	243	I	350	85,050	-
Movement Joints						
VE1 - Proprietary system - C/S Group - ref: ESW1200/ESC1200 or equivalent	m	42	I	11	462	-
VE2 - Proprietary system - C/S Group - ref: XLP1200/XLPC1200 or equivalent	m	60	I	11	660	-
VE3 - Proprietary system - C/S Group - ref: ESW1200 or equivalent	m	24	I	11	264	-
VE4 - 1450mm wide x 4950mm high Double leaf swing aluminium door (assumed)	no	1	I	1,794	1,794	-
VE4 - Bird mesh complete with fixing brackets	m2	171	I	25	4,275	-
VE5 - Cantilevered steel structure to support curtain wall panel (measured separately)	m2	224	I	200	44,800	-
HE1 - Proprietary system - Balco - ref: MBRL1200/WB1200/WD1200 or equivalent	m	30	I	55	1,650	-
HE2 - Proprietary system - Balco - ref: MBRL1200/WB1200/WD1200 or equivalent	m	30	I	55	1,650	-
Steel Railing						
B501 - 1100mm high Galvanised finish steel railing complete with 40mm diameter S/S handrail to staircase	m	16	I	200	3,200	-
Aluminium Capping						
AC1 - 3mm thick Anodised aluminium capping to parapet wall	m2	276	I	253	69,828	-
Aluminium capping to parapet wall at roof level, 500mm wide	m	209	I	127	26,543	-
Aluminium capping to parapet wall at roof level, 300mm wide	m	193	I	76	14,668	-
Aluminium Cladding						
AC1 - 3mm thick Aluminium cladding with stiffeners, 3-coat PVF2; supported by GMS subframe, GMS RHS frame fixed on wall using GMS angle bracket, complete with aluminium capping to joints between panels; FIXED ON MASONRY WALL	m2	3,964	I	160	633,249	-
Ditto; FIXED ON RC WALL	m2	1,711	I	160	273,332	-
AC1 - 3mm thick Aluminium cladding; ditto to bent sides and roof parapet capping	m2	1,195	I	160	190,901	-
Aluminium cladding between glazings to north, west & east elevs (note: all cladding are fixed to concrete wall)	m2	6,151	I	160	984,160	-
Swing Opaque Door				-	-	-
2600mm high Aluminium frame anodized finish opaque swing door - assumed aluminium infill thermally insulated	m2	4	I	280	1,120	-
Tower 1						
2100mm high Aluminium frame anodized finish opaque swing door - assumed aluminium infill thermally insulated						
PH Terrace - L25/ North and South (Mirror to North)						
D101: grid T1.4b	m2	1	I	250	250	-
D101: grid T1.4a	m2	1	I	250	250	-
D102: grid T1.3a	m2	1	I	250	250	-
D102: assume to beside of grid T1.3a	m2	1	I	250	250	-
Fixed Glass Panel						
Fixed glass panel with aluminium frame in anodized finish and monolithic spandrel glass (GS2a - 8mm clear HS) PVF2 finished thermally insulated aluminium backpan and clear vision low-E IGU (GS1b - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite)						
Fixed Glass Panel - BREAKDOWN FOR DIFFERENT INFILLS AREA						
8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	m2	74	I	332	24,587	-
8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	m2	73	I	315	22,995	-
Performance Louvre						
Aluminium louvre screen in anodised finished, bracket fixed, storm proof, 200mm pitch between horizontal blades with bird mesh (COLT 2UL, Deep Section - 145mm)	m2	34	I	530	18,003	-
Glass Wall						
GW1c - Semi Unitised Glass Wall System 1						
8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite	m2	34	I	377	12,801	-
8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite	m2	117	I	332	38,873	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	8mm clear (HS) with PVF2 finished thermally insulated aluminium backpan	m2	127	I	367	46,577	-
	Extra over for operable light - 1105x3300mm high Single leaf swing glass door complete with concealed spring hinge, SS handles, multi-point locking system, SS kick plate 200mm high	no	2	I	926	1,851	-
	Fixed Glass Panel Behind Swoosh						
	Window Wall comprising fixed glass panel with aluminium frame in anodized finish, laminated safety glass (GS1a - 8mm clear (HS) + 12mm (AS) + 13.52mm clear laminated (HS) with double silver low-e coating on surface 2 of outer lite)	m2	9	I	359	3,227	-
	Spandrel glass with insulated aluminium back panel above fixed glass panel	m2	2	I	232	464	-
	Fire shutter to fixed glass panel behind swoosh	m2	9	I	303	2,727	-
	Aluminium Brushstroke						
	AC2 - 600mm deep x 400mm wide x 600mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2; supported by GMS subframe	m	199	I	244	48,506	-
	AC2 - 400mm deep x 400mm wide x 400mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2; supported by GMS subframe	m	209	I	244	50,944	-
	AC2 - 200mm deep x 400mm wide x 200mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2; supported by GMS subframe	m	172	I	244	41,925	-
	Fire Shutter: Coopers Fire Master D200/90 FM15/20 or equiv., along Level 6 south glazing						
	01 - Architectural Aluminium Brushstroke Feature:						
	Fins along south & east elevs						
	girth size, .2+.4+.2m	m2	304	I	195	59,280	-
	girth size, .4+.4+.4m	m2	342	I	293	100,035	-
	girth size, .6+.4+.6m	m2	285	I	391	111,364	-
	Fire Shutter: Coopers Fire Master D200/90 FM15/20 or equiv., along Level 5 east glazing						
	01 - Architectural Aluminium Brushstroke Feature:						
	Fins along south & east elevs						
	girth size, .2+.4+.2m	m2	283	I	195	55,185	-
	girth size, .4+.4+.4m	m2	319	I	293	93,308	-
	girth size, .6+.4+.6m	m2	159	I	391	62,129	-
	Aluminium Louvre						
	Aluminium louvre in powder coated white paint finish						
	Overall size 2500 (L) x 1800 (H) mm (L-01)	no	24	I	844	20,250	-
	Overall size 4000 (L) x 2500 (H) mm (L-02)	no	4	I	1,875	7,500	-
	Aluminium louvre panel screen comprising proprietary double bank louvre to roof Core 2.1	m2	84	I	530	44,478	-
	Extra over for 2300x2500mm high double leaf aluminium louvre operable panel to roof Core 2.1	no	6	I	1,078	6,469	-
	Steel structure support complete with painting for aluminium louvre panel	m2	84	I	105	8,803	-
	Aluminium Louvres to Roof core wall	m2	91	I	338	30,713	-
	Wall Vine Green Screen				-	-	-
	Wall vine green screen	m2	70	I	35	2,450	-
	Wall planter 875mm long x 300mm wide x 350mm high	no	50	I	40	2,000	-
	Steel structure support complete with for aluminium louvre panel	m2	70	I	120	8,400	-
	Canopy to Roof Top Resturant						
	4360mm high Canopy comprising plywood roof deck with rubber waterproofing membrane, aluminium cladding to soffit, aluminium louvres at 1 side (measured separately)	m2	240	I	160	38,340	-
	4360mm high Canopy - aluminium louvre at 1 side	m2	54	I	292	15,755	-
	Steel structure support complete with painting for canopy and aluminium louvre trellis	m2	294	I	155	45,646	-
	Others						
	Aluminium Doors to roof core wall						
	Core wall 1	no	1	I	1,138	1,138	-
	Core wall 2	no	1	I	760	760	-
	Tower 4						
	Aluminium Doors to roof core wall	no	3	I	759	2,277	-
	Aluminium sunshade , 600mm wide, 100mm thk (ref to Balmond dwg 45100)	m	906	I	134	121,631	-
1.2	**Façade Painting**						
	(Cement Render) Assume spray textured weathershield paint	m2	11,065	I	19	207,469	-
	Bituminous waterproofing paint behind cladding area	m2	17,940	I	5	89,700	-
1.3	**Façade (Stone Cladding)**						
	Stone Cladding						
	4050mm x 5400mm high Stone Cladding on Block Wall	m2	474	I	2,891	1,370,513	-
	4050mm x 1800mm high Stone Cladding on Block Wall	m2	390	I	820	319,703	-
	4050mm x 900mm high Stone Cladding on Block Wall	m2	198	I	413	81,675	-
	2025mm x 900mm high Stone Cladding on Block Wall	m2	744	I	206	153,450	-
	2025mm x 450mm high Stone Cladding on Block Wall	m2	413	I	105	43,365	-
	1013mm x 450mm high Stone Cladding on Block Wall	m2	1,710	I	53	89,775	-
	900mm x 5400mm high Stone Cladding on Block Wall	m2	55	I	548	30,113	-
	4050x3620mm high Stone Cladding on Block Wall	m2	85	I	1,650	140,250	-
	4050x3620mm high Stone Cladding on RC Wall	m2	49	I	1,650	80,850	-
	1800x4755mm high Stone Cladding on RC Column	m2	459	I	964	442,361	-
	Custom stone panels with engraved artwork. Contractor to allow for fabrication and installation. Design to be confirmed during construction programme.	m2	296	I	938	277,500	-
	Lighting feature on brass metallic trim	m	51	I	113	5,738	-
	812x450mm high Stone cladding to T1 Podium	m2	1,555	I	41	64,144	-
	Stone Louvre - Double layer honed finished granite louvres, 120x30mm in section per piece, S/S screwing fixing system at 300mm C/C, 200mm pitch between horizontal blades; complete with structure of suspended S/S RHS 100x50x50mm posts, riveted S/S 90x45x5mm angles with welded reinforcing plates	m2	60	I	94	5,625	-
	GRC Cladding to T1 Podium West Elevation	m2	27	I	120	3,240	-
	Green wall to T4 Drop-off	m2	145	I	263	38,063	-
	Total 1.0					28,097,985	-
2.0	**Swoosh**						
	S1 - 'Swoosh' Semi unitised slanted glass wall in Low-E laminated vision glass	m2	25	I	425	10,631	-
	S1 - 'Swoosh' Semi unitised glass skylight in Low-E laminated IGU vision glass with frit pattern	m2	277	I	463	128,182	-
	S1 - 'Swoosh' Semi unitised glass skylight in Low-E laminated IGU vision glass with frit pattern complete with aluminium extruded trellis profile	m2	184	I	643	118,266	-
	S1 - 'Swoosh' aluminium extruded trellis profile (horizontal) 2.5mm thick; finished in PVF2 3-coat; open to sky	m2	316	I	220	69,441	-
	Overall 860mm wide x 540mm high Aluminium gutter complete with steel structure, OSB board, insulation, flashing and spandrel glass with insulated aluminium backpanel on exterior face	m	8	I	789	6,312	-
	1100mm girth Aluminium gutter complete with aluminium flashing	m	27	I	384	10,368	-
	AC2 - 712mm deep x 500mm wide x 712mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing; supported by GMS subframe	m2	879	I	334	293,366	-
	Aluminium cladding to internal side of exposed beam	m2	879	I	281	247,219	-
	Aluminium cladding to big profile brushstroke feature	m2	142	I	296	42,068	-
	Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing	m2	58	I	334	19,358	-
	Primary structural steel support for swoosh	m2	1,031	I	350	360,850	-
	Standing seam aluminium roof (3% slope) complete with steel structural deck, insulation, aluminium flashing	m2	266	I	350	93,100	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Primary structural steel CHS beam	m2	266	I	350	93,100	-
	Aluminium frame, anodized finish, curtain wall system in laminated single lite vision glass	m2	117	I	353	41,330	-
	Aluminium framed anodized finish laminated single lite vision glass double leaf swing glass door with fixed glass panel above and besides; complete with SS kickplate 200mm high	m2	127	I	357	45,339	-
	Extra over for 2000mm wide x 2580mm high Double leaf swing glass door complete concealed spring hinges,SS handles, multi-point locking system	no	7	I	1,451	10,154	-
	Aluminium cladding complete with insulated aluminium sandwich panel and vertical structure steel support	m2	315	I	226	71,184	-
	S2 - 'Swoosh' semi-unitised glass canopy with slanted glass wall in laminated glass with frit pattern (GS8 - 6mm clear (HS) + 1.52 PVB + 6mm clear (HS) with ceramic frit pattern on surface 4) and monolithic spandrel clear glass (GS2a - 8mm clear (HS)); supported by concealed structural steel framing						
	GS8	m2	146	I	406	59,353	-
	GS2a	m2	84	I	364	30,453	-
	AC2 - 703mm deep x 478mm wide Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing; complete with GMS CHS primary frame GMS subframe	m2	91	I	334	30,371	-
	AC2 - 415mm deep x 274mm wide Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing; complete with GMS CHS primary frame GMS subframe	m2	30	I	334	10,013	-
	Overall 750mm wide x 350mm high Aluminium gutter complete with steel structure, anti-drumming membrane, mesh debris guard, flashing	m	24	I	646	15,498	-
	S3 - 'Swoosh' Semi unitised slanted glass wall in Low-E laminated vision glass (GS9 - 8mm clear (HS) + 1.52 PVB + 8mm clear (HS) with hard coat low-e on surface 4) and monolithic spandrel clear glass (GS2a - 8mm clear (HS))						
	GS9	m2	198	I	406	80,257	-
	GS2a	m2	32	I	364	11,727	-
	S3 - 'Swoosh' Semi unitised glass skylight in Low-E laminated IGU vision glass with frit pattern (GS7 - 8mm clear (HS) + 12mm (AS) + 17.52mm (8+1.52+8) clear (HS) with double silver low-e coating on surface 2 of outer lite & ceramic frit on surface 3)	m2	806	I	463	372,977	-
	S3 - 'Swoosh' Semi unitised glass skylight in insulated aluminium sandwich panel with anti-drumming membrane backing and thermal insulation	m2	704	I	438	308,352	-
	AC2 - 600mm deep x 400mm wide x 600mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2; supported by GMS subframe	m2	102	I	291	29,682	-
	AC2 - 650mm deep x 500mm wide x 350mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing, thermal insulatation; complete with GMS subframe	m2	134	I	334	44,723	-
	AC2 - 230mm deep x 500mm wide x 230mm deep Architectural Aluminum Brushstroke Feature in 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing, mesh debris guard; complete with GMS subframe	m2	403	I	334	134,501	-
	2350mm girth 3mm thick aluminium cladding 3-coat PVF2 complete with anti-drumming membrane backing and GMS bracket; to edge of swoosh roof	m2	219	I	319	69,806	-
	Overall 700mm wide x 500mm high Aluminium gutter complete with steel structure, aluminium cladding, anti-drumming membrane, mesh debris guard, flashing	m	32	I	663	21,216	-
	Overall 650mm wide x 420mm high Aluminium gutter complete with steel structure, anti-drumming membrane, mesh debris guard, flashing	m	31	I	600	18,600	-
	Primary structural steel support for swoosh	m2	1,510	I	120	181,200	-
	1200mm high spandrel to beam at L4 retail high level complete with 1300mm girth anodized aluminium sill capping	m2	23	I	632	14,542	-
	Aluminium cladding to internal side of exposed beam	m2	2,219	I	281	624,094	-
	Aluminium soffit cladding ceiling to aluminium cladding opaque area of glass roof	m2	495	I	296	146,644	-
	13360mm-7165mm high Aluminium frame, anodized finish, curtain wall system in laminated single lite vision glass (GS9 - 8mm clear (HS) + 1.52 PVB + 8mm clear (HS) with hard coat low-e on surface 4) to lower lights and fritted glass (GS1d - 8mm clear (HS) + 12mm (AS) + 8mm clear (HS) with double silver low-e coating on surface 2 of outer lite & ceramic frit pattern on surface 3 of inner lite) to upper lights, 3mm thk aluminium cladding; and with SS kick plate, 200mm height						
	GS9	m2	291	I	425	123,637	-
	GS1d	m2	235	I	446	104,545	-
	Aluminium Cladding	m2	50	I	388	19,519	-
	Extra over for 2100mm wide x 2650mm high Double leaf swing glass door complete concealed spring hinges,SS handles, multi-point locking system	no	3	I	1,565	4,694	-
	Aluminium cladding complete with insulated aluminium sandwich panel and vertical structure steel support	m2	59	I	286	16,859	-
	Insulated aluminium sandwich panel cladding complete with steel structural deck, RHS 200x300, insulation	m2	25	I	286	7,144	-
	W802 - 4528mm-1905mm high Aluminium framed anodized fixed glass panel with clear vision low-E IGU	m2	39	I	413	16,117	-
	Aluminium Brise Soleil (curved profile) at 'Swoosh': 3mm thk in PVF2 - 3-coats finish; supported by concealed structural steel framing	m2	442	I	508	224,426	-
	Total 2.0					4,381,216	-
3.0	**Walls and Partitions**						
	Light weight concrete block wall						
	100 (T) mm	m2	72,464	I	23	1,653,753	-
	150 (T) mm	m2	3,658	I	30	109,740	-
	200 (T) mm	m2	24,637	I	40	985,480	-
	250 (T) mm	m2	9,495	I	60	569,700	-
	Light Weight concrete block kerb						
	150 (W) x 220 (H) mm	m	26	I	12	312	-
	150 (W) x 270 (H) mm	m	36	I	12	432	-
	30 minutes fire rated light weight concrete block wall						
	100 (T) mm	m2	19	I	22	418	-
	200 (T) mm	m2	34	I	32	1,088	-
	250 (T) mm	m2	14	I	62	868	-
	60 minutes fire rated light weight concrete block wall						
	100 (T) mm	m2	221	I	25	5,525	-
	200 (T) mm	m2	497	I	35	17,395	-
	250 (T) mm	m2	2,188	I	65	142,220	-
	90 minutes fire rated light weight concrete block wall						
	100 (T) mm	m2	285	I	26	7,410	-
	200 (T) mm	m2	3,563	I	36	128,268	-
	250 (T) mm	m2	4,445	I	65	288,925	-
	120 minutes fire rated light weight concrete block wall						
	100 (T) mm	m2	46	I	26	1,196	-
	200 (T) mm	m2	619	I	36	22,284	-
	250 (T) mm	m2	1,546	I	65	100,490	-
	Solid concrete block wall						
	100 (T) mm	m2	4,710	I	28	131,880	-
	150 (T) mm	m2	3,763	I	38	142,994	-
	200 (T) mm	m2	9,763	I	68	663,884	-
	90 minutes fire rated solid concrete block wall						

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	150 (T) mm	m2	15	I	38	570	-
	200 (T) mm	m2	91	I	68	6,188	-
	90 minutes fire shutter light weight concrete block wall						
	100 (T) mm	m2	12	I	38	456	-
	120 minutes fire rated solid concrete block wall						
	200 (T) mm	m2	14	I	68	952	-
	12 mm thick grey color anti-fire 120 mm F.R.P tempered glass partition with aluminium frame powder coating paint						
	Overall size 3795 (L) x 2300 (H) mm (P1)	no	4	I	3,933	15,732	-
	Extra over double door	no	4	I	983	3,933	-
	Overall size 11500 (L) x 2300 (H) mm (P2)	no	4	I	11,903	47,610	-
	Extra over double door	no	4	I	2,976	11,903	-
	Overall size 8384 (L) x 2300 (H) mm (P3)	no	1	I	8,632	8,632	-
	Extra over double door	no	1	I	1,726	1,726	-
	Dry wall partition	m2	52	I	25	1,300	-
	Dry wall partition (W14) overall 255 (T) mm comprising: (1) Solid concrete block wall (2) 100 (T) mm metal stud (3) Batt insulation (48 kg/ m3) 100 (T) mm between stud (4) Double layers of 15 (T) mm gypsum board (5) 25 (T) mm Non bridge air gap between stud and concrete block	m2	494	I	45	22,230	-
	Dry wall partition (W5.2) overall 230 (T) mm comprising: (1) Light weight concrete block wall (2) Metal stud support 50 (T) mm (3) Batt insulation (48 kg/m3) 50 (T) mm between stud (4) Both sides with single layer of gypsum board 15 (T) mm	m2	6,263	I	50	313,150	-
	Dry wall partition (60 minutes fire rated)	m2	390	I	57	22,386	-
	Dry wall partition (90 minutes fire rated)	m2	134	I	70	9,380	-
	Dry wall partition (120 minutes fire rated)	m2	122	I	105	12,810	-
	Dry wall partition (W12.1) overall 130 (T) mm comprising : (1) Metal stud support 100 (T) mm (2) Batt insulation (48 kg/m3) 100 (T) mm between stud (3) One side with double layer of gypsum board 30 (T) mm	m2	1,149	I	70	80,430	-
	Dry wall partition (W11) overall 145 (T) mm comprising: (1) Metal stud support 100 (T) mm (2) Batt insulation (48 kg/m3) 100 (T) mm between stud (3) One side with single layer of gypsum board 15 (T) mm (4) Other side with double layers of gypsum board 15 (T) mm	m2	2,374	I	84	199,416	-
	Dry wall partition (W12) overall 160 (T) mm comprising: (1) Metal partition (W12) overall 160 (T) mm (2) Batt partition (W12) overall 160 (T) mm (3) Both sides with double layers of gypsum board 15 (T) mm	m2	4,475	I	91	407,225	-
	90 minutes fire rated light weight wall partition (W5.2)	m2	630	I	16	10,143	-
	Total 3.0					6,150,434	-
4.0	**Doors and Door Frames**						
	Galvanized steel door frame in powder coated paint finish completed with sub frame (where appliable)	m	2,334	I	13	29,175	-
	Overall size 50 x 100 mm	m	2,177	I	13	27,213	-
	Overall size 100 x 100 mm	m	1,570	I	25	39,250	-
	Steel frame with galvanized finish and opaque 2 operable leaves						
	3000 (W) x 2500 (H) mm (D-506)	no	1	I	945	945	-
	Steel frame roller shutter with galvanized finish and rubber dock seals 7' x 8' Dock Leveler (Blue Gaint or equivalent)						
	2600 (W) x 2500 (H) mm (D-503)	no	10	I	1,950	19,500	-
	Steel frame roller shutter with galvanized finish and rubber dock seals 72' x 96' Dock Leveler (Blue Gaint or equivalent)						
	2250 (W) x 2500 (H) mm (D-504)	no	3	I	1,688	5,063	-
	Steel frame roller shutter with galvanized finish and electric motor operation						
	7675 (W) x 4775 (H) mm (D-507)	no	1	I	12,936	12,936	-
	3500 (W) x 4775 (H) mm (D-508)	no	1	I	5,856	5,856	-
	4200 (W) x 2975 (H) mm (D-509)	no	1	I	4,410	4,410	-
	Wooden door frame in PU paint finish completed with sub-frame(where applicable)						
	Overall size 45 x 140 mm	m	158	I	6	926	-
	Overall size 50 x 100 mm	m	3,059	I	5	14,224	-
	Overall size 50 x 120 mm	m	27	I	6	151	-
	Overall size 50 x 140 mm	m	7,080	I	7	46,091	-
	Overall size 50 x 220 mm	m	74	I	10	757	-
	Overall size 50 x 270 mm	m	1,392	I	13	17,484	-
	Wooden frame in PU paint finished including timber leaf (1.0 hr F.R.P)						
	1000 (W) X 2200 (H) mm single leaf (D13)	no	2	I	440	880	-
	1000 (W) X 2200 (H) mm single leaf (D16)	no	1	I	440	440	-
	1000 (W) X 2200 (H) mm single leaf (D19)	no	89	I	440	39,160	-
	1000 (W) X 2200 (H) mm single leaf (D20)	no	280	I	440	123,200	-
	1000 (W) X 2200 (H) mm single leaf (D21)	no	52	I	440	22,880	-
	2100 (W) X 2200 (H) mm double leaf (D23)	no	1	I	924	924	-
	980 (W) X 2200 (H) mm single leaf (D24)	no	77	I	431	33,202	-
	1300 (W) X 2200 (H) mm sliding timber door (D25)	no	23	I	601	13,814	-
	980 (W) x 2200 (H) mm single leaf (D33)	no	6	I	431	2,587	-
	Wooden frame in PU paint finished including anti-fire galvanize steel (1.5 hr F.R.P)						
	950 (W) X 2200 (H) mm single leaf (D14)	no	9	I	460	4,138	-
	950 (W) X 2200 (H) mm single leaf (D15)	no	3	I	460	1,379	-
	Aluminium door frame in powder coated paint finish completed with sub-frame (where applicable)						
	Overall size 40 x 100 mm	m	2,064	I	15	30,960	-
	Overall size 45 x 100 mm	m	12	I	15	180	-
	Overall size 50 x 100 mm	m	5,445	I	15	81,675	-
	Aluminium frame in powder coating paint finished including 10 mm thick aluminium leaf in powder coating paint finished, float tempered glass						
	2000 (W) X 2200 (H) mm sliding aluminium door (D17)	no	1	I	1,540	1,540	-
	7700 (W) X 2200 (H) mm sliding aluminium door (D18)	no	3	I	5,929	17,787	-
	900 (W) X 2200 (H) mm sliding aluminium door (D26)	no	350	I	693	242,550	-
	1200 (W) X 2200 (H) mm sliding aluminium door (D27)	no	41	I	924	37,884	-
	900 (W) X 2200 (H) mm single leaf aluminium door (D29)	no	56	I	693	38,808	-
	900 (W) X 2200 (H) mm single leaf aluminium door (D30)	no	19	I	693	13,167	-
	900 (W) X 2200 (H) mm sliding aluminium door (D31)	no	11	I	693	7,623	-
	1050 (W) X 2200 (H) mm sliding aluminium door (D32)	no	8	I	809	6,468	-
	1800 (W) x 2200 (H) sliding aluminium door (D34)	no	5	I	1,386	6,930	-
	200 (W) x 2200 (H) sliding aluminium door (D35)	no	63	I	154	9,702	-
	1500 (W) X 2200 (H) mm sliding aluminium door (D36)	no	18	I	1,155	20,790	-

Type	Unit	Qty	Category	Unit rate	Amount	
					Import	Local
1300 (W) X 2200 (H) mm sliding aluminium door (D37)	no	1	I	1,001	1,001	-
1200 (W) X 2200 (H) mm sliding aluminium door (D38)	no	2	I	924	1,848	-
7700 (W) X 2200 (H) mm sliding aluminium door (D40)	no	2	I	5,929	11,858	-
8000 (W) X 2200 (H) mm sliding aluminium door (D41)	no	2	I	6,160	12,320	-
Galvanized steel frame in powder coating paint finished including anti-fire galvanize steel (1.5 hr F.R.P)						
1000 (W) X 2200 (H) mm single leaf (D02)	no	27	I	572	15,444	-
1000 (W) X 2200 (H) mm single leaf (D05)	no	96	I	572	54,912	-
Galvanized steel frame in powder coating paint finished including anti-fire galvanize steel (1.0 hr F.R.P)						
1000 (W) X 2200 (H) mm single leaf (D09)	no	1	I	484	484	-
Galvanized steel frame in powder coating paint finished including anti-fire galvanize steel, clear tempered glass 8 mm thick (1.5 hr F.R.P)						
1500 (W) X 2200 (H) mm double leaf (D01)	no	86	I	1,320	113,520	-
1500 (W) X 2200 (H) mm double leaf (D03)	no	22	I	1,320	29,040	-
1800 (W) X 2200 (H) mm double leaf (D04a)	no	19	I	1,584	30,096	-
2000 (W) X 2200 (H) mm double leaf (D04b)	no	19	I	1,760	33,440	-
1300 (W) X 2200 (H) mm double leaf (D07)	no	16	I	1,144	18,304	-
1500 (W) X 2200 (H) mm double leaf (D08)	no	3	I	1,320	3,960	-
1500 (W) X 2200 (H) mm double leaf (D10)	no	2	I	1,320	2,640	-
1600 (W) X 2200 (H) mm double leaf (D11)	no	1	I	1,408	1,408	-
1800 (W) X 2200 (H) mm double leaf (D12)	no	3	I	1,584	4,752	-
Galvanised steel door frame in powder coated white paint finish completed with sub-frame (where applicable)						
Overall size 40 x 100 mm	m	610	I	10	6,100	-
Overall size 50 x 100 mm	m	1,850	I	13	23,125	-
Galvanised steel single door in powder coated paint finish (1.5 hr FRP)						
900(W) x 2200 (H)mm (D-53)	no	3	I	795	2,384	-
900(W) x 2200 (H)mm (D-s3)	no	14	I	851	11,918	-
1000(W) x 2200 (H)mm (D-s4)	no	46	I	945	43,470	-
1000(W) x 2200 (H)mm (D-s6)	no	2	I	945	1,890	-
1000(W) x 2200 (H)mm (D-s6a)	no	14	I	945	13,230	-
Galvanised steel single door in powder coated paint finish (2.0 hr FRP)						
900(W) x 2200 (H)mm (D-s5)	no	3	I	1,133	3,398	-
1000(W) x 2200(H)mm (D-s6)	no	5	I	1,260	6,300	-
1200(W) x 2200(H)mm (D-s7)	no	3	I	1,511	4,534	-
1150(W) x 2200(H)mm (D1)	no	20	I	1,448	28,950	-
1000(W) x 2200(H)mm (D4)	no	4	I	1,260	5,040	-
1000(W) x 2200(H)mm (D5)	no	16	I	1,260	20,160	-
1000(W) x 2200(H)mm (D6)	no	4	I	1,260	5,040	-
Galvanised steel single door in powder coated white painted finish 46 (T) mm (1.5 hr FRP) with 8mm (T) clear tempered glass						
900 (W) x 2150 (H) mm (D5)	no	223	I	825	183,975	-
900 (W) x 1950 (H) mm (D8)	no	112	I	750	84,000	-
1050 (W) x 2150 (H) mm	no	60	I	975	58,500	-
Galvanised steel single door in powder coated white painted finish 46 (T) mm (1.5 hr FRP) with wire glass 200 (W) x 600 (H) x 8 (T) mm an panel						
1050 (W) x 2150 (H) mm (D6)	no	74	I	971	71,873	-
Galvanised steel single door in powder coated paint finish 16 (T) mm (1.5 hr FRP)						
900 (W) x 1950 (H) mm (D2)	no	22	I	750	16,500	-
900 (W) x 2150 (H) mm (D3)	no	23	I	825	18,975	-
700 (W) x 1950 (H) mm (D4)	no	45	I	585	26,325	-
850 (W) x 2150 (H) mm (D18)	no	1	I	788	788	-
950 (W) x 2500 (H) mm (D34)	no	2	I	1,020	2,040	-
1070 (W) x 2160 (H) mm with wire glass 200 (W) x 600 (H) x 8 (T) mm (D1)	no	92	I	994	91,425	-
Galvanised steel double door in powder coated paint finish (1.0 hr FRP)						
1500(W) x 2200 (H)mm (D-07)	no	4	I	990	3,960	-
Galvanised steel double door in powder coated paint finish (1.5 hr FRP)						
1300(W) x 2200(H)mm (D02)	no	92	I	801	73,674	-
1900(W) x 2200(H)mm (D04)	no	3	I	1,170	3,511	-
1600(W) x 2200(H)mm (D05)	no	1	I	986	986	-
1600(W) x 2200(H)mm (D06)	no	27	I	986	26,611	-
1300(W) x 2200(H)mm (D10)	no	1	I	801	801	-
1900(W) x 2200(H)mm (D13)	no	3	I	1,170	3,511	-
Galvanised steel double door in powder coated white painted finish 46 (T) mm (1.5 hr FRP) with 8mm (T) clear tempered glass						
Overall size 1900 [950 + 950] (W) x 2150 (H) mm (D4)	no	72	I	1,226	88,236	-
Overall size 1200 [800 + 400] (W) x 2150 (H) mm (D9)	no	47	I	774	36,378	-
Overall size 1170 [810 + 360] (W) x 2160 (H) mm (D2)	no	108	I	758	81,881	-
overall size 1800 [900 + 900] (W) x 2150 (H) mm (D7)	no	60	I	1,161	69,660	-
Galvanised steel double door in powder coated paint finish (2.0 hr FRP)						
1900(W) x 2400(H)mm (D2)	no	3	I	1,596	4,788	-
1300(W) x 2200(H)mm (D3)	no	30	I	1,001	30,030	-
1300(W) x 2200(H)mm (D01)	no	32	I	1,001	32,032	-
1900(W) x 2200(H)mm (D03)	no	42	I	1,463	61,446	-
1600(W) x 2200(H)mm (D05)	no	23	I	1,232	28,336	-
1300(W) x 2200(H)mm (D09)	no	1	I	1,001	1,001	-
Timber single door in PU paint finish						
950 (W) x 2300 (H) mm (D6)	no	176	I	393	69,221	-
900 (W) x 2300 (H) mm (D8)	no	384	I	373	143,078	-
950 (W) x 2300 (H) mm (D11)	no	16	I	393	6,293	-
900 (W) x 2300 (H) mm (D12)	no	64	I	373	23,846	-
800 (W) x 2300 (H) mm (D16)	no	112	I	331	37,094	-
850 (W) x 2500 (H) mm (D19)	no	6	I	383	2,295	-
900 (W) x 2500 (H) mm (D21)	no	6	I	405	2,430	-
950 (W) x 2500 (H) mm (D22)	no	2	I	405	810	-
910 (W) x 2050 (H) mm (D29)	no	10	I	336	3,358	-
910 (W) x 2050 (H) mm (D31)	no	4	I	336	1,343	-
850 (W) x 2300 (H) mm with louvre size 650 (W) x 300 (H) mm (D9)	no	184	I	352	64,750	-
850 (W) x 2300 (H) mm with louvre size 650(W) x 300 (H) mm (D9A)	no	64	I	352	22,522	-
850 (W) x 2500 (H) mm with louvre size 650(W) x 300 (H) mm (D23)	no	6	I	383	2,295	-
Timber double door in PU paint finish						
Overall size 1600 [800+800] (W) x 2300 (H) mm (D13)	no	32	I	662	21,197	-
Overall size 1700 [850+850] (W) x 2500 (H) mm (D20)	no	10	I	704	7,038	-
Aluminium double door in powder coated white paint finish 46 (T) mm (1.5 h FRP) with clear tempered glass 650 (E) x 1900 (H) x 10 (T) mm on each panel,						
overall size 1800 [900+900] (W) x 2150 (H) mm (D10)	no	208	I	1,355	281,736	-

PROJECT MATERIAL AND EQUIPMENT LIST-ARCHITECTURE

Type	Unit	Qty	Category	Unit rate	Amount	
					Import	Local
Aluminium double door in powder coated white painted finish 46 (T) mm (1.5 hr FRP) with clear tempered glass 10 (T) mm,						
Overall size 2100 [1050 + 1050] (W) x 2150 (H) mm (D1)	no	18	I	2,032	36,572	-
Black rubber seal to fire rated door	m	5,564	I	5	25,038	-
Fire seal to fire rated door						
Concealed on vertical sides	m	7,997	I	5	35,987	-
Exposed on top	m	2,495	I	5	11,228	-
10 mm thick float tempered single leaf glass door (D28)	no	612	I	693	424,116	-
Timber sliding door in PU paint finish						
1270 (W) x 2350 (H) mm (D15)	no	32	I	537	17,191	-
Timber sliding door in PU paint finish including concealed door pocket						
1900 (W) x 2300 (H) mm (D36)	no	32	I	787	25,171	-
1500 (W) x 2300 (H) mm (D37)	no	32	I	621	19,872	-
850 (W) x 2300 (H) mm with louvre size 600 (W) x 300 (H) mm (D10)	no	200	I	430	86,020	-
1000 (W) x 2500 (H) mm with louvre size 700 (W) x 300 (H) mm (D24)	no	4	I	550	2,200	-
850 (W) x 2500 (H) mm with louvre size 600 (W) x 300 (H) mm (D25)	no	8	I	468	3,740	-
Timber double door in PU paint finish (1.5 hr FRS)						
Overall size 1400 [930+470] (W) x 2300 (H) mm (D7)	no	96	I	805	77,280	-
Overall size 1600 [800+800] (W) x 2300 (H) mm with clear tempered glass 300 (W) x 1800 (H) x 8 (T) mm on each panel (D5)	no	48	I	960	46,080	-
Overall size 1600 [800+800] (W) x 2500 (H) mm with clear tempered glass 300 (W) x 2000 (H) x 8 (T) mm on each panel (D30)	no	8	I	1,040	8,320	-
Galvanised steel double door in powder coated paint finish 46 (T) mm (1.5 hr FRP) including welded steel plate door stop 40(W) x 2150 (H) x 5 (T) mm overall size 1200 [930+270] (W)x 2150 (H) mm (D17)	no	9	I	774	6,966	-
Glass reinforced concrete						
Single door on steel mulling 40 (T)mm, overall size 700 (H) x 2850 (H) mm (D33)	no	32	I	499	15,960	-
Aluminium louvre door in powder coated paint finish 700 (L) x 2395 (H) mm (D32)	no	24	I	419	10,059	-
Aluminium single door in powder coated paint finish				-	-	-
1000 (L) x 2400 (H) mm (D42)	no	64	I	720	46,080	-
1000 (W) x 2565 (H) mm (D49)	no	2	I	780	1,560	-
Aluminium frame glass single door in powder coated paint finish with tempered glass 10 (T) mm clear vision panel (G3), overall size 1700 (L) x 2565 (H) mm with door panel 810 (L) x 2525 (H) mm (D35)	no	2	I	1,395	2,791	-
Aluminium frame glass sliding door in powder coated paint finish with tempered glass 10 (T) mm clear vision panel (G3)						
Overall size 4550 (L) x 2350 (H) mm (D14)	no	64	I	2,094	134,006	-
Overall size 3500 (L) x 2400 (H) mm (D40)	no	16	I	1,680	26,880	-
Overall size 2530 (L) x 2400 (H) mm (D41)	no	16	I	1,214	19,430	-
Overall size 3480 (L) x 2400 (H) mm (D43)	no	32	I	1,670	53,453	-
Overall size 2600 (L) x 2400 (H) mm (D44)	no	32	I	1,248	39,936	-
Overall size 5280 (L) x 2400 (H) mm (D45)	no	32	I	2,534	81,101	-
Overall size 3650 (L) x 2565 (H) mm (D46)	no	4	I	1,872	7,490	-
Overall size 6590 (L) x 2565 (H) mm (D47)	no	2	I	3,381	6,761	-
Overall size 6260 (L) x 2565 (H) mm (D48)	no	2	I	3,211	6,423	-
Overall size 5070 (L) x 2400 (H) mm (D50)	no	32	I	2,601	83,229	-
(1800x2500) Double leave Lobby Door with WD01	no	3	I	900	2,700	-
(800x2250) Single leave swing door with WD01	no	67	I	360	24,120	-
(850x2250) Single leave swing door with WD01	no	266	I	360	95,760	-
(900x2250) Single leave swing door with WD01	no	458	I	405	185,490	-
(950x2250) Single leave swing door with WD01	no	171	I	428	73,103	-
(1900x2250) Double Leave Door with WD01	no	4	I	855	3,420	-
(1400x2250) 1 1/2 leave swing door with WD01	no	37	I	630	23,310	-
(1500x2250) 1 1/2 leave swing door with WD01	no	68	I	675	45,900	-
(850x2250) Sliding Door with WD01	no	97	I	383	37,103	-
(1600x2250) Sliding Door with WD01	no	32	I	720	23,040	-
(850x2250) Sliding single side casing with WD01	no	96	I	383	36,720	-
(850x2250) Architrave	no	1	I	21	21	-
(900x2250) Architrave	no	1	I	22	22	-
(1400x2250) Architrave	no	1	I	24	24	-
(850x2250)Single Swing Door with WD01	no	13	I	383	4,973	-
(900x2500)Single Swing Door with WD01	no	24	I	450	10,800	-
(950x2500) Single Swing Door with WD01	no	34	I	475	16,150	-
(750x2500) Single Swing Door with WD01	no	6	I	375	2,250	-
(1900x2500) Double Leave door with WD01	no	17	I	950	16,150	-
(1400x2500) 1 1/2 door with WD01	no	2	I	700	1,400	-
(1500x2500) 1 1/2 door with WD01	no	10	I	750	7,500	-
(850x2500) Sliding single with WD01	no	2	I	425	850	-
(1050x2500) Sliding single with WD01	no	2	I	525	1,050	-
(2000x2250) Sliding Double leave (D25a)	no	32	I	900	28,800	-
(1100x2500) Sliding Double leave (D25b)	no	2	I	550	1,100	-
(800x2500) Architrave	no	1	I	23	23	-
(950x2500) Architrave	no	3	I	24	71	-
(1200x2500) Architrave	no	1	I	25	25	-
(950x2500) Architrave	no	1	I	24	24	-
(1700x2500) Glass Door Double leave Swing Door	no	10	I	1,360	13,600	-
(850x2500) Glass Single leave Swing Door	no	2	I	680	1,360	-
(5730x2900) Clear Tempered Glass Panels with single leave swing door (GL 01 with WD01)	no	1	I	5,317	5,317	-
(950x2250) Single leave side casing with WD01	no	98	I	684	67,032	-
(950x2500) Single leave side casing with WD01	no	6	I	760	4,560	-
(950x2250) Single leave side casing with WD01	no	1	I	684	684	-
(1020x2560) Single leave Glass Swing Door(MR01)	no	3	I	836	2,507	-
(950x2500) Gym Glass Door Double leave (GL01 with WD01)	no	1	I	760	760	-
(700x2200) Clear Tempered Glass Swing Door	no	8	I	493	3,942	-
(745x2600) Clear Tempered Glass Swing Door	no	8	I	620	4,959	-
(750x2200) Clear Tempered Glass Swing Door	no	128	I	528	67,584	-
(2030x2500) Clear Tempered Glass Shower Screen With Glass Swing Door	no	4	I	1,624	6,496	-
(1730x2300) Clear Tempered Glass Shower Screen With Glass Swing Door	no	128	I	1,273	162,980	-
(1240x2300) Clear Tempered Glass Shower Screen With Glass Swing Door	no	64	I	913	58,409	-
(2360x2600) Clear Tempered Glass Shower Screen With Glass Swing Door	no	2	I	1,964	3,927	-
(10400x3000) Glear Tempered Glass panels with 1 1/2 leave glass swing door (GL 01 with WD 01)	no	1	I	9,984	9,984	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Double Swing Opening Door with Vision Panel (1300x2200)	no	31	I	915	28,371	-
	Double Swing Opening Door with Templed Glass (2200x2200)	no	17	I	1,549	26,330	-
	Double Swing Opening Door with Vision Panel (2000x2200)	no	36	I	1,408	50,688	-
	Single Swing Opening Door with Vision Panel (1150x2200)	no	59	I	810	47,766	-
	Single Swing Opening Door (1000x2000)	no	56	I	640	35,840	-
	Single Swing Opening Door (1000x2200)	no	108	I	704	76,032	-
	Single Swing Opening Door (800x800)	no	54	I	205	11,059	-
	Double Swing Opening Door with Templed Glass (1900x2200)	no	80	I	1,338	107,008	-
	D2a	no	24	I	1,338	32,102	-
	D3a	no	1	I	1,338	1,338	-
	DS	no	2	I	1,338	2,675	-
	DS1	no	52	I	1,338	69,555	-
	DS1a	no	2	I	1,338	2,675	-
	DS2	no	26	I	1,338	34,778	-
	DS2a	no	69	I	1,338	92,294	-
	DS2b	no	2	I	1,338	2,675	-
	DS6a	no	4	I	1,338	5,350	-
	DS14	no	16	I	1,338	21,402	-
	DS18	no	27	I	1,338	36,115	-
	D18	no	3	I	1,338	4,013	-
	800 mm (L) x 2200 mm (H) Single leave timber door - FUNCTION/ MEETING ROOM	no	6	I	1,056	6,336	-
	900 mm (L) x 2200 mm (H) Single leave timber door - Foyer, Bath and powder room	no	271	I	1,584	429,264	-
	900 mm (L)x 2200 mm (H) Single leave timber door -Lobby to Female & Male Toile, Pantry and bath	no	3	I	1,188	3,564	-
	900 mm (L) x 2150 mm (H) Single leave Metal door with vision panel	no	1	I	1,161	1,161	-
	1000 mm (L) x 2200 mm (H) Single leave timber door - Luggage, Front Office, Safe Deposit , Toilet	no	26	I	1,087	28,257	-
	1000mm (L) x 2200mm (W) Single leave timber door - Living/BR	no	270	I	1,320	356,400	-
	1000mm (L) x 2200mm (W) Single leave timber door - toilet	no	3	I	1,320	3,960	-
	1000 mm (L) x 2200 mm (H) Single leave timber door - Store	no	90	I	1,320	118,800	-
	1000 MM (l) X 2200 MM (H) Single leave timber door - FUNCTION/MEETING ROOM	no	8	I	1,320	10,560	-
	1000 mm (W) x 2200 mm (H) single leave timber door - Entrance	no	1	I	1,320	1,320	-
	1000 mm (L) x 2200 mm (H) Single leave Timber door - Foyer	no	1	I	1,320	1,320	-
	1000 mm (L) x 2200 mm (H) Single leave timber door - baby room	no	1	I	1,320	1,320	-
	1000 mm (W) x 2200 mm (H) single leave timber door - IT and Toilet	no	1	I	1,320	1,320	-
	1000 mm (W) x 2200 mm (H) Single leave timber door - Lift Lobby	no	1	I	1,320	1,320	-
	1000 mm (L) x 2200 mm (H) Single leave timber door - Entry	no	2	I	1,320	2,640	-
	1000 mm (L) x 2200 mm (H) Single leave timber door - PDR	no	3	I	1,320	3,960	-
	1000mm (L) x 2200 mm (H) Single leave timber door - BOH to Grange Grille	no	1	I	1,320	1,320	-
	1000 mm (L) x 2200 mm (H) - Single leave timber door - 45 mins Fire rating - Entry	no	1	I	1,320	1,320	-
	1000 mm (L) x 2200 mm (H) Single leave timber door - Foyer (45 min fire rating)	no	2	I	1,320	2,640	-
	1000 mm (L) x 2200 mm (H) Single leave timber door - Pantry	no	1	I	660	660	-
	1000 mm (L) x 2200 mm (H) Single leave timber door - Store	no	2	I	660	1,320	-
	1000 mm (L) x 2200 mm (H) Single leave timber door - Toilet	no	1	I	660	660	-
	1000mm (L) x 2200mm (W) Single leave timber door - ENTRANCE	no	1	I	4,400	4,400	-
	1000 mm (L) x 2200 mm (H) Single leaveTimber door - Entertainment Rm	no	1	I	1,760	1,760	-
	1000 mm (L) x 2200 mm (H) Single leave timber door - PWD	no	1	I	160	160	-
	1000 mm (L) x 2200 mm (H) Single leave timber door - Master Bed	no	1	I	1,760	1,760	-
	1000mm (L) x 2200mm (W) Single leave timber door with bamboo glass panel - PDR	no	8	I	1,210	9,680	-
	1000mm (L) x 2200mm (H) Single leave timber door (45 min fire rating) - ENTRANCE	no	180	I	2,200	396,000	-
	1000 mm (L) x 2200 mm (H) Single leave timber door with textured glass panel - Spa lounge	no	10	I	1,760	17,600	-
	1000 mm (W) x 2200 mm (H) Single leave metal door with vision panel - Corridor to Walkway	no	1	I	211	211	-
	1000mm (L) x 2200mm (W) Single leave timber door (60min fire rating) - BOH	no	1	I	1,087	1,087	-
	1000mm (L) x 2200mm (W) Single leave timber door (60min fire rating) - PANTRY	no	2	I	1,087	2,174	-
	1000mm (L) x 2200mm (W) Single leave timber door (60min fire rating) - ENTRANCE	no	280	I	2,200	616,000	-
	1000 mm (L) x 2200 mm (H) Single leave timber door(60 mins fire rating) - Gym, Pantry, and WC	no	3	I	1,760	5,280	-
	1000 mm (W) x 3200 mm (H) Single leave tempered glass door - Entrance	no	1	I	800	800	-
	1050 mm (L) x 2200 mm (H) Metal sliding door - Wet Kitchen	no	90	I	1,848	166,320	-
	1050 mm (L) x 2200 mm (H) Metal sliding door - Bath	no	1	I	1,848	1,848	-
	1100 mm (L) x 2150 mm (H) Metal door with louver panel	no	1	I	1,419	1,419	-
	1100 mm (L) x 2200 mm (H) Tempered glass single leave door - Spa	no	1	I	605	605	-
	1200 mm (W) x 2200 mm (H) single leave timber - Entry to pantry	no	1	I	1,584	1,584	-
	1200 mm (L) x 2200 mm (H) Single leave timber door - Entry to hotel lift lobby	no	1	I	1,584	1,584	-
	1200 mm (L) x 2200 mm (H) Single leave timber door - FUNCTION/ MEETING ROOM	no	4	I	1,584	6,336	-
	1200 mm (L) x 2200 mm (H) Single leave timber door	no	13	I	1,584	20,592	-
	1200 mm (L) x 2200 mm (H) Single leave timber door - Handicap toilet	no	1	I	1,584	1,584	-
	1200 mm (L) x 2200 mm (H) Metal slidiing door - BR 1, MBR	no	180	I	2,112	380,160	-
	1200 mm (L) x 2200 mm (W) Metal sliding door at Bath	no	280	I	2,212	619,360	-
	1200 mm (L) x 2200 mm (W) Tempered glass door with glass screen at Bath	no	280	I	660	184,800	-
	1200 mm (L) x 2200 mm (H) Metal sliding Door - Dining	no	3	I	2,112	6,336	-
	1200 mm (L) x 2200 mm (H) Metal sliding door - Study and WC	no	2	I	2,112	4,224	-
	1500 mm (L) x 2200 mm (H) Tempered glass door with screen - MWC	no	90	I	1,980	178,200	-
	1500 mm (L) x 2200 mm (H) Tempered glass door with shower screen - M Bath	no	90	I	1,000	90,000	-
	1500 mm (L) x 2200 mm (H) Double leave metal door with 10 mm thk tempered glass door (2 ways opening)	no	2	I	1,980	3,960	-
	1500 mm (L) x 2200 mm (W) Double leave timber door - Smoke stop lobby	no	1	I	1,980	1,980	-
	1500 mm (L) x 2200 mm (W) Double leave timber door - Hotel lift lobby	no	1	I	1,980	1,980	-
	1500 mm (L) x 2200 mm (H) Double leaf - Entry to Grange Grille	no	1	I	1,980	1,980	-
	1500 mm (L) x 2200 mm (H) Double leave Metal sliding door - Gym and Pantry and Study	no	3	I	2,640	7,920	-
	1500 mm (L) x 2200 mm (H) Tempered glass swing door with glass screen at WC	no	1	I	825	825	-
	1650 mm (L) x 2200 mm (H) Tempered glass door with shower screen	no	180	I	1,000	180,000	-
	1800mm (L) x 2200mm (H) Double leave timber door - BOARDROOM	no	1	I	2,376	2,376	-
	1800 mm (W) x 2200 mm (H) Double leadve timber door - Entrance	no	1	I	2,376	2,376	-
	1800 mm (W) x 2200 mm (H) Timber sliding door - Entry to restaurant	no	1	I	2,376	2,376	-
	1900 mm (W) x 2200 mm (H)Double leave timber door (BOH to Indoor)	no	1	I	2,508	2,508	-
	2000 MM (L) X 2200 MM (H) Double leave timber door	no	1	I	2,640	2,640	-
	2000 mm (W) x 2200 mm (H) Double leave Aluminium door at Roof Top Bar	no	1	I	2,640	2,640	-
	2100 mm (L) x 2200 mm (H) Double leave timber door	no	1	I	2,772	2,772	-
	2100mm (L) x 2200mm (H)) Double leave timber door (60min fire rating) - ENTRANCE	no	1	I	4,620	4,620	-
	2200 mm (L) x 3200 mm (H) - Double leave timber door with ozone glass panel- 45 mins Fire rating - Entry	no	15	I	8,448	126,720	-
	2427 mm (L) x 2200 mm (H) - Timber sliding door - Conference room	no	1	I	3,204	3,204	-
	3000 mm (W) x 3200 mm (H) Glass wall with single leave glass door - Entry to toilet lobby	no	1	I	5,760	5,760	-
	3110 mm (L) x 2200 mm (H) Tempered glass swing door with shower screen	no	1	I	1,711	1,711	-
	3600 mm (L) x 2200 mm (H) Double leave timber door - entrance	no	1	I	6,336	6,336	-
	3600mm (L) x 2200mm (H) Double leave timber door - Lift Lobby	no	2	I	4,752	9,504	-
	3600 mm (W) x 2200 mm (H) Double leave timber door	no	1	I	4,752	4,752	-
	4000mm (L) x 3200mm (H) Double leave timber door	no	2	I	7,680	15,360	-
	4000 mm (L) x 2200 mm (H) Aluminium sliding door - Entrance	no	1	I	5,280	5,280	-
	6900 mm (L) x 3600 mm (H) Glass wall with single leave glass door - Yoga (45 min fire rating)	no	1	I	6,210	6,210	-
	7095mm (L) x 4800 (H) fixed temper glass panel with 1200mm (L) x 2900 H) single leave glass door	set	1	I	17,028	17,028	-
	10200 mm (L) x 3285 mm (H)Tempered clear glass wall with single leave glass door - Gym (45 min fire rating)	no	1	I	8,377	8,377	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Tempered glass shower screen (1865 mm (L) x 2200 mm (H)) with glass door	no	2	I	1,000	2,000	-
	Total 4.0					10,523,243	-
5.0	**Ironmongery**						
	4BB hinge 127 x 89 x 3 mm, SS matt # 926.90.141 (1)	no	15,012	I	2	22,518	-
	Hafele mortise sashlock, bs 56/79 mm c/w strike plate and strike box #911.02.153 (2)	no	789	I	5	3,945	-
	Hafele mortise deadlock, bs 56 mm # 911.22.561 (3)	no	447	I	4	1,565	-
	Hafele thumbturn cylinder, 65 mm # 916.95.31601 (4)	no	789	I	5	3,945	-
	Hafele double cylinder, 60mm # 916.95.10602 (5)	no	511	I	7	3,322	-
	Hafele SS escutcheon (rose) # 902.52.000 (6)	no	1,833	I	6	10,082	-
	Hafele SS pull handle with plate # 902.20.660 (7)	no	110	I	10	1,100	-
	Hafele SS pull handle, 300 mm # 905.01.033 (8)	no	598	I	5	2,990	-
	Hafele SS pull handle,1.5 meter # 903.09.950 (9)	no	788	I	7	5,516	-
	Hafele SS lever handle # 900.52.606 (10)	no	2,761	I	9	23,469	-
	Hafele SS "PUSH" / "PULL" plate with handle # 995.00.181 + 987.18.300 (11)	no	1,789	I	8	14,312	-
	Hafele panic bar for single door, inlcuded: touch bar + lever handle #911.52.368 + 911.54.015 (12)	no	246	I	23	5,658	-
	Dorma closer TS 83, EN 6 # 931.06.449 (13)	no	2,821	I	6	16,926	-
	Hafele floor door stop, chrome matt #937.41.104 (14)	no	3,423	I	7	23,961	-
	Hafele flush bolt 305 mm + dust proof #911.62.013 + 900.16.603 (15)	no	836	I	1	836	-
	Total 5.0					140,143	-
6.0	**Floor Finishes**						
	Carpet Floor	m2	588	I	19	11,172	-
	Carpet underlay	m2	177	I	180	31,860	-
	Carpet (hand-tufted) with underlay	m2	977	I	200	195,400	-
	Carpet tile	m2	10	I	45	450	-
	Carpet (Area Rug) with underlay	m2	62	I	150	9,300	-
	Carpet (machine weave) with underlay	m2	16,891	I	180	3,040,380	-
	Cement and sand screed						
	Cement	T	689	I	130	89,512	-
	Sand	m3	2,632	L	10	-	26,317
	Ceramic tile	m2	65	I	50	3,250	-
	Ceramic tile (Glazed/ Gloss) (F-HT 3)	m2	3,049	I	45	137,205	-
	Ceramic tile to pool slab area	m2	409	I	45	18,405	-
	Ceramic skirting	m	16	I	10	160	-
	Colour Cement	Kg	3,113	I	3	8,095	-
	Concrete slab mixed with waterproofing to ramp area	m2	19	I	45	855	-
	Exterior stone ST-05	m2	445	I	70	31,150	-
	Floor pattern in combination of Reconstituted Stone ST-01 & ST-02	m2	7,769	I	190	1,478,589	-
	Floor pattern in combination of Reconstituted Stone ST-02 & ST-04	m2	20	I	164	3,280	-
	Gutter 180 (W) x 100 (D) mm	m	1,302	I	68	89,057	-
	Glass bridge with GL-02	m2	45	I	607	27,314	-
	Hardener (F-HA)	m2	62,863	I	23	1,461,733	-
	Liquid waterproofing	m2	32,461	I	3	97,383	-
	Marble skirting ST-03	m	1,042	I	90	93,780	-
	Metal MT-03 (Lift cab)	m2	2	I	50	100	-
	Metal skirting MT-03	m	18	I	50	900	-
	Metal skirting/trim MT-06	m	732	I	85	62,220	-
	Non slip ceramic tile	m2	55	I	50	2,750	-
	Non-slip tiles - Dim Sum	m2	8	I	80	640	-
	Paint skirting PT-07	m	154	I	5	691	-
	Play Mat	m2	7	I	150	990	-
	Polymer waterproof system plaster with waterproof admixture (F-WP)	m2	2,395	I	5	11,975	-
	Raised flooring	m2	30,310	I	64	1,939,840	-
	Reconstituted Stone ST-01 (Restroom)	m2	467	I	164	76,588	-
	Road Marking Paint	litre	920	I	5	4,600	-
	Shower area (F- SH)	m2	110	I	164	18,040	-
	Stainless steel flashing to edge of balcony 200 (W) x 50 (D) mm	m	1,040	I	15	15,600	-
	Stone	m2	14,037	I	195	2,731,133	-
	Stone	m2	16,528	I	162	2,683,673	-
	Stone (accent)	m2	396	I	150	59,400	-
	Stainless steel skirting	m2	335	I	50	16,750	-
	Stone skirting (black)	m2	1,296	I	23	29,160	-
	Stone skirting and topskirt (black)	m2	80	I	73	5,800	-
	Threshold	m	674	I	30	20,220	-
	Timber deck (F-TD)	m2	698	L	65	-	45,370
	Timber Floor	m2	17,081	L	45	-	768,645
	Timber finish	m2	2,332	I	250	583,000	-
	Timber finish	m2	2,303	I	100	230,300	-
	Timber look alike tile	m2	158	I	80	12,640	-
	Timber decking	m2	1,060	I	300	318,000	-
	Timber skirting	m2	13,346	I	50	667,300	-
	Waterproofing membrance	m2	9,998	I	9	84,980	-
	Waterproofing (WP-04) as specify to						
	Grass (F-GRA) planter box area	m2	155	I	1	155	-
	Timber deck (F-TD) area	m2	437	I	45	19,665	-
	Vinyl floor(BOLON)	m2	144	I	80	11,520	-
	Vinyl floor(EVORICH)	m2	36	I	50	1,800	-
	WD02-Burma Teak/HKY 311A Closed Pore,with OSMO oil finish(Engineered Wood: 153 mm x 1200 mm x 4 mm solid wood top)	m2	16,300	I	122	1,995,028	-
	WD05-Parquet Flooring in Burma Teak/HKY 311A Closed Pore,with OSMO oil finish(Engineered Wood with 4 mm solid wood top, Parquet 400 x 400 mm))	m2	565	I	171	96,587	-
	WD07-Composite Wood Floor/#05 Teak 146 mm Wx 23 mm D x 2000/3000 mm L	m2	214	I	147	31,548	-
	TL01-Mosaic Tile S/S Champagne Gold & Bianco Aris / 50 mm x 100 mm	m2	442	I	520	229,840	-
	TL02-Homogeneous Tile Matt non slip Beige / 600 mm x 600 mm	m2	142	I	96	13,608	-
	TL03 - Mosaic Tile, polished / 15 mm x 15 mm x 8 mm	m2	108	I	202	21,762	-
	TL04 - Homogeneous Tile with Balza Natural Matt Chalk White , 600 mm x 600 mm	m2	44	I	57	2,515	-
	TL05 - Homogeneous Tile	m2	1,480	I	57	84,582	-
	TL06 - Homogeneous Tile/ Argento	m2	2,131	I	57	121,787	-
	TL13 - Ceramic Tile/ Non slip white / 300 x 300 mm	m2	459	I	6	2,616	-
	TL14- Mosaic Tile 15mmx15mm	m2	60	I	462	27,690	-
	ST01 - Marble, polished.	m2	406	I	206	83,782	-
	ST01/ST01A - Marble polished and honed marble mix (50/50)	m2	384	I	230	88,186	-
	ST01/ST03 - Marble polished and polished (90/10)	m2	300	I	222	66,522	-
	ST02 - Marble/ Polished/ Grey	m2	5,304	I	218	1,157,761	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	ST02/ST03 - Marble/Polished / Grey White	m2	633	I	198	125,195	-
	ST02A - Marble/ Honed/ Grey	m2	403	I	187	75,272	-
	ST03 - Marble/ Polished/ White	m2	248	I	360	89,340	-
	ST03/ST01 - Marble	m2	222	I	345	76,557	-
	ST03A - Marble/ Honed/ White	m2	15	I	370	5,550	-
	RF01 - Rubber Flooring/ 0249 Carbon/ Vinyl with polyurethane treatment, 100% recyclable content	m2	60	I	8	480	-
	RF02 - Rubber Flooring/ 0675 Pastel Green/ High density foam backing reinforced with a glass fibre top,100%	m2	80	I	8	640	-
	CPT01 - Carpet Tile 59511/ 11514 ,foil	m2	159	I	19	3,061	-
	CPT02 - Wall to Wall Carpet/ Axminster	m2	133	I	49	6,466	-
	CPT03 - Wall to Wall Carpet/ Axminster	m2	250	I	45	11,330	-
	CPT04 - Wall to Wall Carpet/ Axminster (handtufted)	m2	50	I	205	10,230	-
	Skirting, 150mm high - ST-01	m	134	I	31	4,147	-
	Skirting, 200 mm high - Timber	m	11,573	I	30	347,190	-
	F-HT1 Natural Hues-Eco Body Ceramic (Cinder QHO8.1)	m2	6,430	I	45	289,328	-
	F-HT2 Natural Hues-Eco Body Ceramic (Pebble QH18.1)	m2	2,911	I	45	130,973	-
	F-ST 2 to corridor area - reconstituted stone	m2	45	I	164	7,380	-
	F-4 Tile Floor (WIND SOFT R9 600x1200 mm)	m2	802	I	90	72,180	-
	F-5 Tile Floor (Blanco Naturale 600x600 mm)	m2	452	I	90	40,680	-
	F-8 Carpeft Floor (WILTON CLASSIC D5D0 9095)	m2	871	I	15	13,065	-
	F-13 Stone Floor (White Volagus Approx 630x820 mm)	m2	955	I	90	85,950	-
	F-16 Stone Floor (ST 214 800x800 mm)	m2	879	I	60	52,740	-
	F-17 Stone Floor 600x600 mm	m2	222	I	55	12,210	-
	F-18 Stone Floor (TRAVERTINO ROMANO 600x600 mm)	m2	400	I	83	33,200	-
	F-19 Stone Floor (SUPPER GENTI GREY)	m2	902	I	95	85,690	-
	F-20 Tile Floor (Carbon Natural R10 800x800 mm)	m2	799	I	90	71,910	-
	Total 6.0					22,113,333	840,332
7.0	**Ceiling Finishes**						
	Ceiling bulkhead - GB1						
	300 mm high	m	21	I	6	126	-
	400 mm high	m	78	I	8	624	-
	500 mm high	m	165	I	10	1,650	-
	Ceiling bulkhead - GB2						
	100 mm high	m	9	I	2	18	-
	400 mm high	m	313	I	8	2,504	-
	Ceiling bulkhead - GB4						
	100 mm high	m	958	I	2	1,916	-
	150 mm high	m	127	I	5	572	-
	200 mm high	m	2,508	I	4	10,032	-
	250 mm high	m	130	I	5	650	-
	300 mm high	m	219	I	6	1,314	-
	350 mm high	m	15	I	7	105	-
	400 mm high	m	1,130	I	8	9,040	-
	450 mm high	m	24	I	9	216	-
	500 mm high	m	105	I	10	1,050	-
	850 mm high	m	9	I	17	153	-
	Ceiling system finishes to dry area	m2	21,360	I	16	341,760	-
	Ceilling finishes to wet area	m2	10,473	I	20	209,460	-
	Cornice	m2	24,378	I	10	243,780	-
	C-1 Plaster Board Ceiling (Pure White RAL 9010)	m2	4,317	I	8	33,241	-
	C-3 Ceiling Tile (Whit 600x600 mm)	m2	364	I	15	5,460	-
	C-4 Water Proof Plaster Board Ceiling (Pure White RAL 9010)	m2	1,601	I	8	12,328	-
	C-IP Majestic True Beauty Mait (Skylight 1624)	m2	3,486	I	2	6,484	-
	C-WP	m2	151	I	10	1,510	-
	Drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB 3)	m2	378	I	16	6,048	-
	Drywall ceiling system gypsum plaster on conceal frame (GB 4)	m2	20,534	I	17	349,078	-
	Dry wall Ceiling (16mm THK Gysum Plaster)	m2	3,102	I	17	52,734	-
	Emulsion Paint (C-IP)	litre	1,418	I	5	7,089	-
	Escalator cladding with glass GL-02 and metal trim MT-06	m2	348	I	692	240,806	-
	Fire resistant drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB1)	m2	12,599	I	17	214,183	-
	Glass reinforced concrete ceiling system 40 (T) mm on metal conceal frame (GRC)	m2	830	I	200	166,000	-
	Gold leaf special finish SF-01	m2	60	I	20	1,200	-
	Gypsum board ceiling with paint PT-01/PT-01A/PT-02	m2	8,200	I	18	147,600	-
	Gypsum board ceiling with paint	m2	6,285	I	45	282,825	-
	Mastic and emulsion paint in white color (C-IP)	m2	4,848	I	5	24,240	-
	Metal MT-05	m2	11	I	95	1,045	-
	Moisture resistant drywall ceiling system gypsum plaster hidden frame, conceal frame with 9mm thick (GB2)	m2	7,459	I	20	149,180	-
	Moisture resistant gypsum board ceiling with paint PT-01/PT-01A/PT-02	m2	487	I	20	9,740	-
	Moisture resistant Drywall Ceiling (16mm THK Gysum Plaster)	m2	1,341	I	20	26,820	-
	Moisture resistant board with paint	m2	5	I	50	250	-
	Moisture resistant gypsum board ceiling	m2	124	I	50	6,200	-
	Moisture resistant gypsum board with paint	m2	392	I	80	31,360	-
	Motorized shades	m2	90	I	1,000	90,000	-
	Plaster with polymer modified waterproof system (CS1)	m2	30	I	12	360	-
	Plaster board ceiling with paint	m2	26,723	I	58	1,540,623	-
	PT01 - Gypsum board ceiling with paint (Dulux:Crystal 50BG 83009)	m2	26,246	I	24	620,455	-
	PT02 - Moisture Resistant Gypsum board ceiling with paint (Dulux:Crystal 50BG 83009)	m2	5,506	I	23	125,262	-
	PT04 - Gypsum board ceiling with paint (Dulux:Inspiration White)	m2	37	I	24	875	-
	PT05 - Gypsum board ceiling with paint (Lezard Surface Finish)	m2	396	I	79	31,137	-
	PT11 - Gypsum board ceiling with paint (Dulux, cosmic crescent 50BB 26/105)	m2	50	I	24	1,182	-
	Provision for bulkhead, light coves, etc.	ls	1	I	217,940	217,940	-
	Skim coat sealer (C-SC)	m2	60,394	I	5	301,970	-
	Silicate concrete sealer (C-WP)	m2	1,274	I	5	6,370	-
	Timber ceiling	m2	478	I	100	47,800	-
	Timber ceiling	m2	672	I	200	134,400	-
	Timber strip ceiling	m2	668	I	200	133,600	-
	Unfinished ceiling area (CS)	m2	147	I	5	735	-
	WD09 - Timber Plank at penthouse roof unit (JF7040-30x15)	m2	208	I	322	66,903	-
	Total 7.0					5,920,002	-
8.0	**Wall Finishes**						
	Architectural timber	m2	122	I	250	30,500	-
	Architectural timber veneer	m2	82	I	120	9,840	-
	Black Stone	m2	49	I	150	7,350	-
	Black stone finish	m2	15	I	150	2,250	-
	Black powder coated metal decorative grille	m2	246	I	250	61,500	-
	Backing panel in timber fiish	m2	81	I	250	20,250	-
	Bolon finish with metal insert	m2	130	I	100	13,000	-

Type	Unit	Qty	Category	Unit rate	Amount	
					Import	Local
Ceramic Tile	m2	87	I	50	4,350	-
Clear glass with timber	m2	12	I	250	3,000	-
Corner column façade						
Overall size 3220 [1610+1610] (G) x 270 (D) x 900 (H) mm	no	40	I	927	37,094	-
Overall size 3220 [1610+1610] (G) x 270 (D) x 1065 (H) mm	no	2	I	1,034	2,067	-
Overall size 3220 [1610+1610] (G) x 270 (D) x 2400 (H) mm	no	20	I	1,893	37,867	-
Overall size 3220 [1610+1610] (G) x 270 (D) x 2565 (H) mm	no	2	I	2,000	3,999	-
Overall size 1550 (L) x 270 (D) x 900 (H) mm	no	40	I	446	17,856	-
Overall size 1550 (L) x 270 (D) x 1065 (H) mm	no	4	I	498	1,990	-
Overall size 1550 (L) x 270 (D) x 2400 (H) mm	no	20	I	911	18,228	-
Overall size 1550 (L) x 270 (D) x 2565 (H) mm	no	2	I	963	1,925	-
Overall size 920 (L) x 250 (D) x 2400 (H) mm	no	36	I	911	32,810	-
Overall size 920 (L) x 250 (D) x 2565 (H) mm	no	72	I	963	69,304	-
Overall size 2650 [1250+1400] (G) x 250 (D) x 2400 (H) mm	no	72	I	1,537	110,664	-
Overall size 2650 [1250+1400] (G) x 250 (D) x 2565 (H) mm	no	2	I	1,624	3,249	-
Overall size 1220 (L) x 250 (D) x 2400 (H) mm	no	82	I	708	58,023	-
Overall size 1220 (L) x 250 (D) x 2565 (H) mm	no	10	I	748	7,479	-
Decorative glass panels	m2	25	I	250	6,250	-
Decorative stone	m2	58	I	300	17,400	-
Decorative panel	m2	77	I	250	19,250	-
Emulsion paint (W-EP)	m2	524	I	3	1,340	-
Glass GL-03	m2	120	I	462	55,429	-
Glass GL-04	m2	236	I	723	170,628	-
Glass GL-06	m2	28	I	496	13,895	-
Glass GL-08	m2	228	I	448	102,176	-
Glass reinforced concrete cladding (W-GRC 1)	m2	280	I	200	56,000	-
Glass reinforced concrete cladding (W - GRC 2)	m2	2,315	I	200	463,000	-
Emulsion paint (W-IP)	m2	80,637	I	2	190,999	-
Fabric padded panel	m2	779	I	200	155,800	-
Fabric finish	m2	334	I	200	66,800	-
Fabric finish with stainless steel insert	m2	70	I	180	12,600	-
Feature wall with wood and special finish	m2	36	I	250	9,000	-
Feature wall with wood finish	m2	7	I	250	1,750	-
Heavy textured wall covering	m2	16	I	300	4,800	-
Homogeneous tile	m2	74	I	80	5,920	-
Horizontal façade capping						
530 (H) mm	m	682	I	106	72,292	-
695 (H) mm	m	136	I	140	19,040	-
Overall size 300 (W) x 900 (H) mm	m	2,074	I	240	497,760	-
Overall size 300 (W) x 1065 (H) mm	m	153	I	273	41,769	-
Laquer finish	m2	6	I	250	1,500	-
Lego made wall finish	m2	23	I	180	4,140	-
Leather fabric finish	m2	4	I	150	600	-
Marble ST-03	m2	1,866	I	90	167,940	-
Metal MT-04	m2	18	I	80	1,440	-
Metal MT-06	m2	673	I	85	57,205	-
Metal MT-08	m2	5	I	60	300	-
Metal trimming	ls	1	I	34,543	34,543	-
Mosaic tile	m2	30	I	500	15,000	-
Mosaic - Treatment room	m2	5	I	500	2,500	-
Mural	m2	25	I	100	2,500	-
Opaque glass	m2	108	I	300	32,400	-
Paint PT-01	m2	160	I	2	320	-
Paint Finish	m2	22	I	6	132	-
Paint Finish	m2	198	I	30	5,940	-
Planter Wall	m2	5	I	100	500	-
Plaster 20 (T) mm						-
Cement	T	2,276	I	130	295,833	-
Sand	m3	9,342	L	10	-	93,423
Parapet wall	m2	2	I	9	19	-
Parapet wall façade capping overall size 700 (H) x 100 (D) mm	m	348	I	160	55,680	-
PL-02 (Foodcourt)	m2	21	I	200	4,200	-
Polymer modified waterproof system with waterproof admixture (W-WP)	m2	5,437	I	5	27,185	-
Reconstituted stone ST-01	m2	863	I	164	141,532	-
Rough timber finish	m2	73	I	250	18,250	-
Special finish	m2	95	I	300	28,500	-
Stone finish	m2	12,436	I	166	2,069,873	-
Stone (black)	m2	748	I	150	112,200	-
Stone to columns	m2	115	I	150	17,250	-
Stone (PERLADO GRIGIO)	m2	7,560	I	150	1,134,000	-
Stone with decorative carving	m2	142	I	300	42,600	-
Stone topskirt	m	19	I	23	428	-
Stone topskirt (black)	m	171	I	50	8,550	-
Stone architrave around TV (NOIRE DOREE)	m2	2	I	150	300	-
Stainless Steel Panel for green wall	m2	55	I	200	11,000	-
Stainless steel insert	lot	1	I	61,826	61,826	-
Stainless steel topskirt	m	223	I	50	11,150	-
Textured stone finish	m2	143	I	250	35,750	-
Textured stone finish	m2	6	I	300	1,800	-
Textured timber finish	m2	4	I	180	720	-
Timber veneer panels	m2	3,513	I	120	421,560	-
Timber finish	m2	3,076	I	120	369,120	-
Timber carving	m2	35	I	250	8,750	-
Timber wall decorative panel(98 m2)	ls	1	I	150,000	150,000	-
Wall covering	m2	20,989	I	130	2,723,153	-
Wall covering (fabric finish)	m2	1,269	I	120	152,280	-
Wall covering(Versa Panama Linen)	m2	151	I	150	22,650	-
Wall paper	m2	133	I	120	15,960	-
Wall paper (TAT MING WALLPAPER - VERSA KEYSTONE TYPE II 20OZ)	m2	114	I	120	13,680	-
Waterproofing membrane to light weight concrete block wall (W2.2)	m2	798	I	9	6,786	-
Waterproofing layer (W3.3)	m2	2,012	I	9	17,099	-
Waterproofing to toilet wall	m2	525	I	9	4,460	-
Wall covering WC-01	m2	2,264	I	18	40,752	-
Wood veneer WD-03	m2	33	I	76	2,508	-
Wood panels with decorative carving	m2	55	I	200	11,000	-
W-HT1 Natural Hues - Eco Body Ceramic (Pearl White QH63.2)	m2	2,898	I	45	130,410	-
W-HT2 Natural Hues - Eco Body Ceramic (Carnation QH48*2)	m2	3,211	I	45	144,495	-
WD01 - Wood Veneer (HKY 5235A) Closed Pore, 20% gloss finish	m2	896	I	53	47,757	-
WD02 - Burma Teak (HKY) 311A Closed pore with OSMO oil finish Engineered Wood:153 mm x 1200 mm x 4 mm solid wood top	m2	42	I	110	4,614	-
WD04 - Wood Veneer/ Semi Gloss, closed pore	m2	1	I	14	14	-
WC01 - Wall Covering (7567 Charcoal)	m2	76	I	30	2,285	-
WC02 - Wall Covering (7723 Metallic Melange)	m2	104	I	34	3,559	-
WC03 - Wall Covering (7569 Serene Grey)	m2	129	I	30	3,879	-
WC04 - Wall Covering (20023-03, Gold Bullion)	m2	282	I	88	24,847	-
WC05 - Wall Covering (26003 Quartz)	m2	2,107	I	47	98,313	-
UP02 - Wall Panelling	m2	88	I	53	4,690	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	UP04 - Padded Panelling	m2	29	I	48	1,381	-
	TL01 - Mosaic tile/ Stainless steel and natural marble (50 mm x 100 mm)	m2	18	I	624	11,232	-
	TL02 - Homogeneous tile 600 mm x 600 mm	m2	486	I	96	46,573	-
	TL03 - Mosaic Tile/ White marble , polished(15 mm x 15 mm x 8mm)	m2	16	I	202	3,224	-
	TL04 - Homogeneous tile/ Natural, Matt (600 mm x 600 mm)	m2	123	I	57	7,029	-
	TL05 - Homogeneous Tile/ Natural	m2	839	I	57	47,949	-
	TL06 - Homogeneous Tile/ Grip	m2	65	I	57	3,715	-
	TL07 - Hexagonal White Ceramic Tile/ Matte, white (30 mm x 30 mm x 6mm)	m2	167	I	81	13,460	-
	TL08/09/10 - Ceramic Tile/ Polished, white (14,5 cm x 14.5 cm)	m2	367	I	211	77,345	-
	TL11 - Mosaic Tile (MW 127 C) Metal and ceramic (Approx: 85mm L x 55 mm H)	m2	7	I	169	1,183	-
	TL12 - Brick Tile (7767 GSOC) White, polished (15 cm x 7.5 cm)	m2	42	I	119	5,010	-
	TL13 - Ceramic Tile (FT-TCM-130-Lily)/ Non-Slip,, white (300mm x 300mm)	m2	37	I	6	222	-
	TL14 - Mosaic Tile 15 mm x 15 mm	m2	12	I	462	5,538	-
	TL15 - White ceramic tile/ Polished, White (300 mm x 300 mm)	m2	40	I	10	400	-
	ST01 - Marble (AWG-20)/ Polished	m2	184	I	206	37,970	-
	ST02 - Marble/ Polished, Grey	m2	7,274	I	208	1,511,829	-
	ST03 - Marble/ Polished,White	m2	254	I	360	91,501	-
	ST04 - Reconstituted Stone (EXC-FUQ-N2228)/ Grey/Marblized, Polished	m2	8	I	110	883	-
	ST05 - Reconstituted Stone (EXC-SZB-03SW)/ White, Polished	m2	1	I	77	77	-
	ST07 - Bush hammered marble/ Natural	m2	157	I	39	6,123	-
	ST09 - Sandstone	m2	53	I	150	7,950	-
	ST10 - Reconstituted Stone (EXC-FUQ-U1116)/ Grey Mirrors, Polished	m2	4	I	98	390	-
	PT01 - Emulsion Paint	m2	36	I	4	132	-
	PT02 - Emulsion paint - Anti Bacterial & Mould Resistant/ Low Sheen	m2	3,329	I	3	9,154	-
	PT03 - Emulsion Paint/ Matte	m2	296	I	4	1,077	-
	PT04 - Emulsion Paint/ Matte	m2	75	I	4	272	-
	PT06 - Emulsion Paint/ Matte	m2	906	I	4	3,298	-
	PT07 - Brushed Lacquer/ Flat , semi-gloss	m2	3,985	I	3	13,270	-
	PT08 - Emulsion Paint	m2	21,389	I	4	77,856	-
	PT012 - Emulsion Paint/ Matte	m2	90	I	4	326	-
	PT13 - Emulsion paint with hygiene system	m2	11	I	4	41	-
	PT14 - Emulsion paint with hygiene system/ Matte	m2	40	I	4	146	-
	PT15 - Emulsion Paint/ Matte	m2	281	I	4	1,022	-
	PT16 - Emulsion Paint/ Matte	m2	2,222	I	4	8,088	-
	PT17 - Paint (Brushed Lacquer)/ Flat, semi-gloss	m2	12	I	3	40	-
	PT18 - Paint (Brushed Lacquer)/ Flat, semi-gloss	m2	8	I	3	27	-
	PT19 - Emulsion Paint	m2	93	I	4	369	-
	MT03 - Hairline Nickel Silvered/ Hairline Nickel Silver Coloured	m2	86	I	131	11,285	-
	MR01 with WD01 finished Frame - Clear Tempered Mirror	m2	42	I	150	6,300	-
	MR01 - Clear Tempered Mirror	m2	60	I	100	6,000	-
	GL01 - Clear Tempered Glass	m2	75	I	250	18,750	-
	GL01 (frameless) - Clear Tempered Glass	m2	22	I	250	5,500	-
	GL01 with WD01 frame - Clear Tempered Glass	m2	45	I	300	13,500	-
	GL02 - Laminated Glass/ Clear glass with silvered pattern	m2	4	I	608	2,434	-
	GL04 - Coloured backed glass	m2	51	I	114	5,834	-
	Timber Trimming	m	2,829	I	50	141,450	-
	Provision for wall decorations	ls	1	I	440,006	440,006	-
	Vinyl Skirting	m2	5,547	I	4	19,415	-
	Stone Skirting	m2	863	I	15	12,945	-
	W-6 Teak Wood Wall Panels	m2	7,900	I	206	1,626,462	-
	W-7 Tile Wall (BLANCO SORRENTO 600x1200 mm)	m2	30,576	I	97	2,956,313	-
	W-9 Tile Wall (Golden Nero 610x610 mm)	m2	1,159	I	90	104,310	-
	W-10 Painted Wall Odour Free (Traffic White RAL 9016)	m2	3,180	I	2	5,915	-
	W-12 Stone Wall (WHITE VOLAGUS Appox. 1110x1410 mm)	m2	66	I	102	6,742	-
	W-13 Stone Wall (ST207 Approx 280x1200 mm)	m2	879	I	60	52,740	-
	W-14 Stone Wall (BLACK GALAXY)	m2	12	I	95	1,117	-
	W-20 Stone Wall (Lime Black Approx 1200x1310 mm)	m2	2,799	I	60	167,940	-
	W-22 Stone Wall	m2	449	I	65	29,159	-
	W-23 Stone Wall	m2	751	I	65	48,824	-
	W-24 Stone Wall	m2	376	I	60	22,534	-
	W-25 Stone Wall	m2	281	I	60	16,887	-
	W-26 Stone Wall (ATHENA GREY)	m2	1,018	I	95	96,710	-
	W-27 Tile Wall (Geo White 800x800 mm)	m2	3,108	I	90	279,720	-
	W-IP Majestic True Beauty Matt (Soul 1625)	m2	8,199	I	2	15,250	-
	Total 8.0					19,478,865	93,423
9.0	**Staircase finishes**						
	Hardener (F-HA)						
	Floor	m2	1,322	I	5	6,610	-
	Tread	m2	1,441	I	5	7,205	-
	Riser	m2	556	I	5	2,778	-
	Nosing	m	3,263	I	12	39,156	-
	Skim coat to ceiling	m2	3,578	I	5	17,890	-
	Emulsion paint (W-IP)	litre	3,064	I	5	15,318	-
	Stone						
	Tread	m2	8	I	164	1,312	-
	Riser	m2	11	I	164	1,804	-
	Cement and sand screed						
	Cement	T	8	I	130	1,069	-
	sand	m3	31	L	10	-	314
	GRP (Glass fiber reinforced plastic) anti-slip to nosing area	m2	573	I	200	114,600	-
	Total 9.0					207,742	314
10.0	**Sanitary Fittings**						
	Water closet	no	295	I	680	200,600	-
	Water closet with wash-let function	no	294	I	2,500	735,000	-
	Water closet with wash-let function (penthouse)	no	4	I	3,300	13,200	-
	Water Closet - maid's room	no	66	I	684	45,144	-
	Water Closet cubicle	no	100	I	1,000	100,000	-
	Shower cubicle	no	202	I	1,200	242,400	-
	Urinal with flush valve	no	90	I	280	25,200	-
	Bathtub with turbo	no	100	I	9,450	945,000	-
	Bathtub	no	261	I	950	247,950	-
	Bathtub faucets - penthouse	no	4	I	1,000	4,000	-
	Bathtub faucets	no	293	I	600	175,800	-
	Handheld Shower	no	268	I	140	37,520	-
	Thermostatic valve	no	256	I	230	58,880	-
	Thermostatic valve - penthouse	no	10	I	500	5,000	-
	Rain Shower	no	4	I	60	240	-
	Body jet shower - penthouse	no	4	I	2,400	9,600	-
	Bidet - penthouse	no	2	I	589	1,178	-
	Wash basin	no	480	I	80	38,400	-
	Wash hand basin type 2- under counter fixture (FX21)	no	306	I	150	45,900	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Wash hand basin type 4 - disabled (FX23)	no	18	I	250	4,500	-
	Wash basin - penthouse	no	16	I	90	1,440	-
	Wash basin faucets	no	677	I	470	318,190	-
	Wash basin faucets - penthouse	no	16	I	730	11,680	-
	Wash basin faucets - maid's room	no	66	I	48	3,168	-
	Wash basin faucets - shrine room	no	66	I	550	36,300	-
	Shower fittings	no	263	I	701	184,363	-
	Shower enclosure	no	197	I	1,000	197,000	-
	Lavatory basin with faucets	no	263	I	240	63,120	-
	Paper towel dispenser	no	36	I	65	2,340	-
	Soap dispenser	no	184	I	55	10,120	-
	Rinsing spray	no	10	I	28	280	-
	Spray hose	no	367	I	100	36,700	-
	Towel holder	no	1,103	I	167	184,201	-
	Paper holder	no	669	I	156	104,364	-
	Hand dryer	no	92	I	350	32,200	-
	Robe hooks	no	1,367	I	81	110,727	-
	Toilet Cubicle	no	7	I	550	3,850	-
	Grab bar	no	108	I	120	12,960	-
	Floor drain	no	1,130	I	50	56,500	-
	Toilet compartment system	no	162	I	650	105,300	-
	WC type 1 - wall hung fixture front of house (FX01)	no	324	I	650	210,600	-
	WC type 3 - disabled (FX03)	no	54	I	450	24,300	-
	WC enclosure	no	197	I	680	133,960	-
	Urinal type 1 - wall hung fixture (FX10)	no	90	I	200	18,000	-
	Cleaners sink (FX23)	no	54	I	150	8,100	-
	Flush valve type 2 - auto sensor (FX52)	no	360	I	60	21,600	-
	Faucet type 1 - manual (FX53)	no	360	I	60	21,600	-
	Hygenic spray (FX58)	no	378	I	50	18,900	-
	Toilet partition	no	360	I	650	234,000	-
	600 mm width counter top	no	419	I	75	31,425	-
	Mirror - disable 600 (W) x 900 (H) mm (MI 03)	no	18	I	30	540	-
	Shaving mirror	no	495	I	15	7,425	-
	Mirror 900 (H) mm						
	Female 4780 (L) mm	no	36	I	150	5,400	-
	Male 2250 (L) mm	no	36	I	200	7,200	-
	Male 2770 (L) mm	no	18	I	210	3,780	-
	Total 10.0					5,157,145	-
11.0	**Misceallaneous**						
	AV Equipment	Ls	1	I	320,000	320,000	-
	Specialist Signages	Ls	1	I	240,000	240,000	-
	Other Signages	Ls	1	I	766,080	766,080	-
	Total 11.0					1,326,080	-
12.0	**Milwork and sundries**						
	Carpark bumper as specified in 700 mm (L) x 150 mm (W) x 100 mm (H)	no	1,142	I	200	228,400	-
	Column protection PVC Bumper 225 mm high as specified to column :						
	1500 mm x 1500 mm	no	12	I	20	240	-
	1300 mm x 1300 mm	no	2	I	16	32	-
	900 mm x 1300 mm	no	10	I	11	110	-
	900 mm x 1200 mm	no	10	I	11	110	-
	900 mm x 900 mm	no	936	I	11	10,296	-
	600 mm x 600 mm	no	78	I	10	780	-
	Column protection PVC Bumper 450 mm high as specified to column :						
	1500 mm x 1500 mm	no	6	I	32	192	-
	1300 mm x 1300 mm	no	1	I	26	26	-
	900 mm x 1300 mm	no	5	I	18	88	-
	900 mm x 1200 mm	no	5	I	18	88	-
	900 mm x 900 mm	no	468	I	18	8,237	-
	600 mm x 600 mm	no	39	I	16	624	-
	Railing (GS) 900 (H) mm as drawing A-DD-T3-323 comprising: (1) Galvanised steel handrail 40 (Dia) mm (2) Galvanised steel intermediate rail 12 (Dia) mm (In 4 No.) (3) Galvanised steel plate balustcade 32 (W) x 8 (T) x 860 (H) mm with anchor hook (In 2 No.) at 825 mm centres (4) All necessary fittings and accessories (5) Expoxy paint	m	580	I	200	116,000	-
	Railing (GS) 1000 (H) mm floor mounted as drawing ARC-DD-PD-605 comprising: (1) Galvanised steel handrail 60 (Dia) mm with epoxy paint (2) Galvanised steel intermediate rail 12 (Dia) mm (In 4 No.) with epoxy paint (3) 8 x 40 mm Galvanized steel handrail with epoxy paint (4) All necessary fittings and accessories	m	648	I	220	142,560	-
	Railing (GS) 1000 (H) mm wall mounted as drawing ARC-DD-PD-605 Comprising: (1) Galvanised steel handrail 60 (Dia) mm with epoxy paint (2) 16 (Dia) mm stainless steel Anchor (3) 50 (Dia) mm stainless steel Anchor (4) All necessary fittings and accessories	m	2	I	220	440	-
	900 mm high tempered glass	m	8	I	490	3,920	-
	Tactile overall size 1000 (L) x 600 (W) mm	no	143	I	55	7,865	-
	Cat ladder overall size 686 (L) x 1060 (W) x 10440 (H) comprising: (1) Galvanised steel section cage frame and vertical support 4060 (G) x 40 (W) x 80 (D) mm (2) Galvanised steel plate horizontal cage frame 2000 (G) x 8 (W) x 50 (D) mm (In 28 No.) (3) Galvanised steel plate vertical cage frame 50 (W) x 8 (T) x 8040 (H) mm (In 3 No.) (4) Galvanised steel section vertical support 60 (W) x 120 (T) x 10440 (H) mm (In 2 No.) (5) Galvanised steel section horizontal support 137 (L) x 30 (W) x 50 (D) mm (In 16 No.) (6) Galvanised steel ladder rung 27 (Dia) x 566 (L) mm (In 26 No.)	no	4	I	1,100	4,400	-
	All necessary fittings and accessories	ls	1	I	150	150	-
	Counter Top						-
	ST05 - 1050 mm width (White, Polished)	m2	6	I	77	452	-
	ST03 - 200 mm width (Ascot White)	m2	1	I	360	269	-
	ST04 - 200 mm width (Grey /Marblized,Polished)	m2	1	I	110	66	-
	ST02 - 230 mm width (Grey / Polished)	m2	7	I	180	1,323	-
	ST03 - 230 mm width (Ascot White)	m2	23	I	360	8,128	-
	ST04 - 230 mm width (Grey /Marblized,Polished)	m2	2	I	110	190	-
	ST05 - 230 mm width (White, Polished)	m2	52	I	77	4,024	-
	ST03 - 400 mm width (Ascot White)	m2	1	I	360	539	-
	ST05 - 500 mm width (White, Polished)	m2	1	I	77	77	-
	ST05 - 525 mm width (White, Polished)	m2	3	I	77	231	-

Type	Unit	Qty	Category	Unit rate	Amount	
					Import	Local
ST10 - 525 mm width (Grey/ Mirror Polished)	m2	4	I	83	311	-
ST03 - 600 mm width (Ascot White)	m2	3	I	360	908	-
ST04 - 600 mm width (Grey /Marblized,Polished)	m2	9	I	110	955	-
ST05 - 600 mm width (White, Polished)	m2	8	I	77	599	-
ST04 - 620 mm width (Grey /Marblized,Polished)	m2	4	I	110	472	-
ST04 - 630 mm width (Grey /Marblized,Polished)	m2	9	I	110	1,011	-
ST05 - 630 mm width (White, Polished)	m2	404	I	77	31,063	-
ST02 - 647 mm width (Grey / Polished)	m2	25	I	180	4,465	-
ST03 - 647 mm width (Ascot White)	m2	132	I	360	47,510	-
ST05 - 647 mm width (White, Polished)	m2	176	I	77	13,509	-
ST05 - 650 mm width (White, Polished)	m2	12	I	77	923	-
ST03 - 650 mm width (Ascot White)	m2	12	I	360	4,248	-
ST05 - 660 mm width (White, Polished)	m2	38	I	77	2,904	-
ST03 - 670 mm width (Ascot White)	m2	3	I	360	1,207	-
ST05 - 900 mm width (White, Polished)	m2	98	I	77	7,521	-
Cabinet - Floor Unit						
PT10 - 400 mm widtH () x 585 mm H (Brushed Lacquer)	m	1	I	3,200	3,840	-
PT10 - 400 mm widtH () x 585 mm H (Brushed Lacquer)	m	1	I	3,200	3,840	-
WD01 - 525 mm widtH () x 850 mm H (HKY 5235A)	m	7	I	1,760	11,968	-
WD01 - 500 mm widtH () x 500 mm H (HKY 5235A)	m	6	I	1,760	10,560	-
WD01 - 500 mm widtH () x 850 mm H (HKY 5235A)	m	3	I	1,760	4,576	-
WD01 - 500 mm widtH () x 1120 mm H (HKY 5235A)	m	2	I	1,760	3,520	-
WD01 - 620 mm widtH () x 850 mm H (HKY 5235A)	m	7	I	1,760	12,144	-
WD01 - 630 mm widtH () x 700 mm H (HKY 5235A)	m	42	I	1,760	73,216	-
PT07 - 630 mm widtH () x 850 mm H (Brushed Lacquer)	m	2	I	3,200	6,400	-
WD01 - 630 mm widtH () x 850 mm H (HKY 5235A)	m	378	I	1,760	664,963	-
PT07 - 630 mm widtH () X 900 mm H (Brushed Lacquer)	m	20	I	3,200	64,288	-
PT09 - 630 mm widtH () X 900 mm H (Brushed Lacquer)	m	133	I	3,200	425,472	-
PT10 - 630 mm widtH () X 900 mm H (Brushed Lacquer)	m	499	I	3,200	1,595,392	-
WD01 - 630 mm widtH () X 900 mm H (HKY 5235A)	m	15	I	1,760	27,174	-
WD01 - 647 mm widtH () x 850 mm H (HKY 5235A)	m	192	I	1,760	337,920	-
PT07 - 650 mm widtH () x 900 mm H (Brushed Lacquer)	m	19	I	3,200	61,600	-
PT07 - 650 mm widtH () x 2130 mm H (Brushed Lacquer)	m	11	I	3,200	35,296	-
PT09 - 660 mm widtH () x 900 mm H (Brushed Lacquer)	m	57	I	3,200	183,296	-
WD01 - 670 mm widtH () x 1050 mm H (HKY 5235A)	m	5	I	1,760	8,800	-
PT07 - 600 mm widtH () x 850 mm H (Brushed Lacquer)	m	3	I	3,200	8,064	-
WD01 - 600 mm widtH () x 850 mm H (HKY 5235A)	m	8	I	1,760	13,728	-
PT07 - 600 mm widtH () x 900mm H (Brushed Lacquer)	m	8	I	3,200	26,560	-
PT10 - 600 mm widtH () x 900mm H (Brushed Lacquer)	m	10	I	3,200	31,680	-
PT10 - 900 mm widtH () x 900 mm H (Brushed Lacquer)	m	133	I	3,200	427,008	-
Cabinet - Wall Unit						-
PT09 - 0.18X0.265,PT09 (Brushed Lacquer)	m	133	I	3,200	425,472	-
PT07 - 0.32X0.584,PT07 (Brushed Lacquer)	m	8	I	3,200	26,560	-
PT10 - 0.35X0.39,PT10 (Brushed Lacquer)	m	1	I	3,200	3,840	-
WD01 - 0.35x0.57,WD01 (HKY 5235A)	m	5	I	1,760	8,439	-
PT07 - 0.35X0.58,PT07 (Brushed Lacquer)	m	15	I	3,200	47,616	-
PT09 - 0.35X0.58,PT09 (Brushed Lacquer)	m	133	I	3,200	425,472	-
PT07 - 0.35X0.785,PT07 (Brushed Lacquer)	m	14	I	3,200	43,200	-
PT09 - 0.35X0.785,PT09 (Brushed Lacquer)	m	57	I	3,200	183,296	-
PT07 - 0.35X0.79,PT07 (Brushed Lacquer)	m	3	I	3,200	9,856	-
WD01 - 0.35x2.5,WD01 (HKY 5235A)	m	2	I	1,760	3,696	-
PT07 - 0.5X0.585,PT07 (Brushed Lacquer)	m	5	I	3,200	16,000	-
PT10 - 0.6 X 0.585,PT10 (Brushed Lacquer)	m	12	I	3,200	38,528	-
PT10 - 0.63X0.265,PT10 (Brushed Lacquer)	m	79	I	3,200	252,928	-
PT10 - 0.63X0.58,PT10 (Brushed Lacquer)	m	578	I	3,200	1,848,320	-
PT10 - 0.66X0.33,PT07 (Brushed Lacquer)	m	2	I	3,200	6,144	-
WD01 - 0.6X2.13,WD01 (HKY 5235A)	m	5	I	1,760	8,131	-
Mirror Cabinet (800 x 120 x 1550 H) MR01 with MT01	no	16	I	896	14,336	-
Mirror Cabinet (800 x 120 x 1150 H) MR01 with MT02	no	3	I	896	2,688	-
Mirror Cabinet (800 x 120 x 1150 H) MR01 with MT01	no	2	I	896	1,792	-
Mirror Cabinet (2300 x 140 x 1150 H) MR01 with MT02	no	3	I	2,576	7,728	-
Mirror Cabinet (2400 x 140 x 1150 H) MR01 with MT01	no	64	I	2,688	172,032	-
Mirror Cabinet (1200 x 140 x 1150 H) MR01 with MT01	no	99	I	1,344	133,056	-
Mirror Cabinet (2150 x 140 x 1150 H) MR01 with MT01	no	96	I	2,408	231,168	-
Mirror Cabinet (2800 x 140 x 1150 H) MR01 with MT01	no	32	I	3,136	100,352	-
Wardrobe with WD01 finish						
1.8x0.64x2.4	no	2	I	2,880	5,760	-
1.8x0.64x2.4	no	2	I	2,880	5,760	-
1.27x0.64x2.4	no	8	I	2,032	16,256	-
0.74x0.64x2.32	no	2	I	1,184	2,368	-
0.57x0.64x2.4	no	2	I	912	1,824	-
1.64x0.64x2.4	no	34	I	2,624	89,216	-
3.95x0.64x2.4	no	2	I	6,320	12,640	-
5.6x0.63x2.32	no	6	I	8,960	53,760	-
1.9x0.63x2.32	no	3	I	3,040	9,120	-
1.9x0.64x2.32	no	3	I	3,040	9,120	-
1.6x0.63x2.32	no	3	I	2,560	7,680	-
1.6x0.63x2.32	no	6	I	2,560	15,360	-
1.0x0.64x2.5	no	4	I	1,600	6,400	-
0.56 x 0.29x2.86	no	2	I	896	1,792	-
0.87x0.64x2.4	no	32	I	1,392	44,544	-
1.57x0.64x2.4	no	32	I	2,512	80,384	-
2.04x0.64x2.4	no	32	I	3,264	104,448	-
2.47x0.64x2.4	no	32	I	3,952	126,464	-
0.98x0.64x2.4	no	32	I	1,568	50,176	-
1.94x0.64x2.4	no	32	I	3,104	99,328	-
2.4x0.64x2.4	no	32	I	3,840	122,880	-
0.92x0.64x2.4	no	32	I	1,472	47,104	-
3.66x0.64x2.4	no	32	I	5,760	184,320	-
2.8x0.64x2.4	no	32	I	4,480	143,360	-
1.25x0.64x2.4	no	32	I	2,000	64,000	-
4.513x0.64x2.6	no	2	I	7,221	14,442	-
1.05x0.9x2.4	no	64	I	1,680	107,520	-
0.71x0.9x2.4	no	32	I	1,136	36,352	-
1.51x0.75x2.4	no	32	I	2,416	77,312	-
0.62x0.64x2.4	no	64	I	992	63,488	-
2.03x0.64x2.5	no	32	I	3,248	103,936	-
1.25x0.64x2.4	no	32	I	2,000	64,000	-
1.05x0.9x2.4	no	32	I	1,680	53,760	-
Closet with Paint finish(paint measured separately)						
1.27x0.7x2.32	no	3	I	2,032	6,096	-

Type	Unit	Qty	Category	Unit rate	Amount	
					Import	Local
0.87x1.24x2.32	no	3	I	1,392	4,176	-
Ceiling hung cabinet above Penthouse Kitchen island with GL 01 and MT 01 finish [2705 (L) x 350 (W) x 1.375 (H)]	no	2	I	4,328	8,656	-
Railing with WD01 finish At L4-Gym and Yoga Room	m	31	I	150	4,650	-
Pool Reception with ST05(500 mm width 750 mm H)	m	3	I	3,000	9,960	-
Mirror	m2	110	I	129	14,194	-
250 mm width seat at L4 - Rest room (TL02 with MT02)	m	4	I	160	563	-
410 mm width Wood Bench (WD01) at L4 - Changing Room	m	6	I	150	960	-
350 mm width 1m H with WD01(Decorative Wall) at L4 - Changing Room	m	4	I	160	563	-
Art Work At Basement And L1	ls	8	I	2,000	16,000	-
Stone Counter Top with low cabinet with WD01 finishe at L1 Entrance Lobby (size - 650 mm width x 850 mm H)	m	4	I	8,000	31,200	-
Decorative Mirror wall (MR 01 and MR 02) with MT01 frame at L1 Entrance Lobby (size - 4560 mm x 4950 mm)	no	2	I	7,900	15,800	-
Mail Box at Mail Room (1960 mm L x 240 mm width x 1550 H) At L1	no	2	I	8,000	16,000	-
5600 mm (W) x 3200 mm (H) Glass shopfront	lot	1	I	4,480	4,480	-
Bar counter with stone and and timber finishes, o/a size 6.6m (L) x 1.0 (W) x 1.0m (H)	no	1	I	8,000	8,000	-
Bar counter with stone and and timber finishes, o/a size 20.35m (L) x 1.0m (W) x 1.0m (H) including ceiling hung display cabinet o/a size 7.0m (L) x 0.6m (W) x 0.6m (H)	no	1	I	120,000	120,000	-
Bar counter with stone and timber finishes, o/a size 19.42 m (L) x 1.0m (W) x 1.0m (H)	no	1	I	38,840	38,840	-
Bread counter complete with stone finishes	lot	1	I	24,000	24,000	-
Buffet counter o/a size 14600 mm (L) x 850 mm (W)	lot	1	I	29,200	29,200	-
Buffet counter o/a size 850 mm (L) x 850 mm (W)	lot	1	I	1,700	1,700	-
Built-in cabinets behind reception counters	ls	1	I	4,800	4,800	-
Built in cabinet - (size - 950 mm (L) x 900 mm (W) x 3200 mm (H)	no	3	I	1,900	5,700	-
Built-in cabinet o/a size 1850mm (L) x 500mm (W) x 1000mm (H)	no	1	I	3,700	3,700	-
Built-in cabinet o/a size - 1975 mm (L) x 600 mm (W) x 2400 mm (H) - Reception	no	1	I	3,950	3,950	-
Built-in cabinet o/a size 2400mm (L) x 500mm (W) x 1000mm (H)	no	1	I	4,800	4,800	-
Built-in cabinet o/a size 2800mm (L) x 500mm (W) x 1000mm (H)	no	2	I	5,600	11,200	-
Built in cabinets o/a size 2850 mm (L) x 600 mm (W) - PDR	lot	1	I	5,700	5,700	-
Built-in cabinet o/a size 3420mm (L) x 500mm (W) x 1000mm (H)	no	1	I	6,840	6,840	-
Built-in cabinet o/a size 4420mm (L) x 500mm (W) x 1000mm (H)	no	1	I	8,840	8,840	-
Built-in cabinet o/a size - 5600 mm (L) x 350 mm (W) x 2400 mm (H) - pantry	no	1	I	11,200	11,200	-
Built in cabinets/shelves(size - 3224 mm (L) x 600 mm (W)) - Manager Room	no	1	I	6,448	6,448	-
Built in cabinets/shelves - Spa Reception	no	1	I	18,310	18,310	-
Built in cabinet for towels (sie - 3300 mm (L)- Female toilet	no	1	I	6,600	6,600	-
Built in cabinet for towels (size - 1600 mm (L))- Male toilet	no	1	I	3,200	3,200	-
Built-in display cabinets	lot	1	I	15,000	15,000	-
Built-in dressing table o/a size 5480mm (L) x 580mm (W)	no	1	I	10,960	10,960	-
Built in full height cabinet with timber finish(size - 850 mm (L) - Treatment Room 600 mm (W)x 2900 mm (H))	no	10	I	1,700	17,000	-
Built in low cabinets-(size -3300 mm (L)x 600 mm (W)x 900 mm (H) - pantry	no	1	I	6,600	6,600	-
Built in low cabinet -(size-5200 mm (L)x600 mm (W) x900 mm (H)) - office	no	1	I	10,400	10,400	-
Built-in seats	lot	1	I	10,000	10,000	-
Built -in wardrobe o/a size 3000mm (L) x 600mm (W) x 3200mm (H)	no	1	I	6,000	6,000	-
Cabinet / Counter o/a size - 4000 mm (L) x 600 mm (W)	no	4	I	8,000	32,000	-
Caninet for printer at I.T	lot	1	I	2,000	2,000	-
Ceiling height built-in display cabinet	no	1	I	4,000	4,000	-
Closet (size - 1500 mm (L) 600 mm (W) x 2400 mm(H))- MBR	no	90	I	3,000	270,000	-
Closet (size - 2900 mm (L) 600 mm (W) x 2400 mm(H))- BR2	no	90	I	4,000	360,000	-
Closet (size - 2600 mm (L) 600 mm (W) x 2400 mm(H))- BR1	no	90	I	5,200	468,000	-
Closet (size - 600 mm x 1000 mm x 2400 mm H)	no	280	I	1,200	336,000	-
Closet (size - 3200 mm (L) 600 mm (W) x 2200 mm(H))	no	1	I	6,400	6,400	-
Closet (size - 2000 mm (L) 600 mm (W) x 2200 mm(H))	no	1	I	4,000	4,000	-
Counter - o/a size - 5350 mm (L) x 850 mm (W) - Pantry	lot	1	I	10,700	10,700	-
Counter - o/a size - 6000 mm (L) x 850 mm (W) - Pantry	lot	1	I	12,000	12,000	-
Counter - o/a size - 850 mm (L) x 850 mm (W) - Pantry	lot	1	I	1,700	1,700	-
Counter - o/a size - 1000 mm (L) x 850 mm (W) - Pantry	lot	1	I	2,000	2,000	-
Counter - (size - 2300 mm (L) x 900 mm (W))	no	1	I	5,175	5,175	-
Clothes rack (size - 14000 mm (L) x 600 mm (W))	no	1	I	5,000	5,000	-
Cold food couner complete with stone finishes	lot	1	I	24,000	24,000	-
Counter top - (size - 1200 mm (L) x 600 mm (W))	no	1	I	2,400	2,400	-
Counter top - (size - 1500 mm (L) x 450 mm (W))with low cabinet - Outside female toilet	lot	1	I	3,000	3,000	-
Counter top - (size - 1700 mm (L) x 650 mm (W)) - Male toilet	lot	1	I	3,400	3,400	-
Counter top - (size - 1800 mm (L) x 175 mm (W)	no	1	I	3,600	3,600	-
Counter top (size - 1800 mm (L) x 150 mm (W)) - Powder Room	no	1	I	3,600	3,600	-
Counter top (size - 2200 mm (L) x 650 mm (W)) - female toilet	no	1	I	4,400	4,400	-
Counter top (size - 2000 mm (L) x 650 mm (W) - male toilet	no	1	I	4,000	4,000	-
Counter top - (size - 2400 mm (L) x 650 mm (W)) - Female toilet	lot	1	I	4,800	4,800	-
Counter top o/a size - 3000 mm (L) x 2500 mm (W) - Female toilet	no	1	I	6,000	6,000	-
Counter top - (size - 4000 mm (L) x 650 mm (W))- MALE	no	1	I	8,000	8,000	-
Counter top - (size - 4000 mm (L) x 650 mm (W)) - FEMALE	no	1	I	8,000	8,000	-
Counter top o/a size - 9000 mm (L) x 650 mm (W) - Male toilet	no	1	I	18,000	18,000	-
Counter with low and high cabinet - o/a size - 3700 mm (L) x 850 mm (W)) - Club area	lot	1	I	7,400	7,400	-
Counter with low and high cabinet -o/a size - 2400 mm (L) x 850 mm (W)) - Club area	lot	1	I	4,800	4,800	-
Counter top with low cabinet - (size - 3350 mm (L) x 400 mm (W))- Dining	no	90	I	7,748	697,331	-
Counter top with low cabinet Timber finish- (size - 2000 mm (L) x 600 mm (W) x 780 mm (H)) - Show Kitchen	no	90	I	4,000	360,000	-
Counter top with low cabinet - timber finish - (size - 900 mm (L) x 600 mm (W)) - Dirty Kitchen	no	90	I	1,800	162,000	-
Counter top with low cabinet - timber finish - (size - 2800 mm (L) x 600 mm (W)) - Dirty Kitchen	no	90	I	6,819	613,710	-
Counter top with low cabinet (size - 3800 mm (L) x 600 mm (W))- Pantry	lot	1	I	7,600	7,600	-
Counter top with low cabinet(size - 900 mm (L) x 450 mm (W)) at outside male toilet	no	1	I	1,800	1,800	-
Counter top with low cabinet - (size - 2500 mm (L) x 600 mm (W) x 1000 mm (H)) - pantry	no	1	I	5,000	5,000	-
Counter top with low cabinet (size - 1500 mm (L) x 600 mm (W)) - Gym/Spa	no	1	I	3,000	3,000	-
Decorative screen - (size - 2430 mm (L))	no	1	I	1,215	1,215	-
Decorative screen (size - 950 mm (L))- Female toilet	lot	1	I	523	523	-
Desk and TV Console o/a size 1800 mm (L) x 600 mm (W)	no	280	I	4,330	1,212,473	-
Dessert counter complete with stone finishes	lot	1	I	24,000	24,000	-
Dim Sum counter	no	1	I	12,000	12,000	-
Display cabinets at entrance	no	2	I	3,200	6,400	-
Display cabinet o/a size 6.35mm (L) x 1.0m (W) x 2.8m (H)	no	1	I	10,000	10,000	-
Display cabinet (size - 2450 mm (L) x 500 mm (W)x 600 mm (H)) - DINING	no	1	I	4,900	4,900	-
Dressing Table o/a 1200mm (L) x 600mm (W) - MBedroom	no	90	I	2,400	216,000	-
Dressing Table o/a 1200mm (L) x 600mm (W) - Bedroom 2	no	90	I	2,400	216,000	-
Dressing Table o/a 1200mm (L) x 600mm (W) - BR1	no	90	I	2,400	216,000	-
Dry counter (size 1750 mm (L)- Female toilet	no	1	I	3,500	3,500	-
Dry counter - (size - 1600 mm (L) - Male toilet	no	1	I	3,200	3,200	-
Full height cabinet enclosed with Timber architrave with folding and sliding door (fabric finish) - (size - 3500 mm (L) x 900 mm (W) x 3200 mm (H) - outside function room	no	4	I	8,750	35,000	-
Full height cabinet enclosed with Timber architrave with pocket door (fabric finish) - (size - 3125 mm (L) x 3200 mm (H)) - prefunction room	no	2	I	6,875	13,750	-
full height cabinet - (size -3300 mm (L) x 300 mm (W)x 3000 mm (H) - outside bathroom	no	1	I	6,600	6,600	-
Full height cabinet (size - 1800 mm (L) x 600 mm (W))- Pantry	lot	1	I	3,600	3,600	-
Full height cabinet (size - 2000 mm (L) x 350 mm (W) x 3200 mm (H)) - Study	no	1	I	4,000	4,000	-
Full height shelf (size - 800 mm (L) x 500 mm (W)) - Bath	no	1	I	1,600	1,600	-

Type	Unit	Qty	Category	Unit rate	Amount	
					Import	Local
Full height mirror o/a size 3300mm (L) x 3200mm (H)	no	1	I	2,112	2,112	-
Full height mirror (size - 1100 mm x 2400 mm)	m2	840	I	660	554,400	-
Glass Railing	m	10	I	800	8,000	-
Head board (size - 3150 mm (L) x 1250 mm H) - MBR	no	90	I	591	53,157	-
Head board (size - 4100 mm x 1250 mm H)	no	1	I	769	769	-
Head board (size - 3960 mm x 1250 mm H)	no	280	I	743	207,900	-
Head board (size - 2500 mm (L) x 1250 mm H) - BR2	no	90	I	469	42,188	-
Head board (size - 3600 mm (L) x 1250 mm H) - BR1	no	90	I	675	60,750	-
IT work station	lot	1	I	10,000	10,000	-
Lattice work divider	no	3	I	800	2,400	-
Ledge in stone at bath (size - 1500 mm (L) x 150 mm (W)	no	280	I	1,500	420,000	-
Luggage Rack(size - 600 mm x 1000 mm x 780 mm H)	no	280	I	1,200	336,000	-
Luggage Rack(size - 1500 mm (L) x 600 mm (W) 780 mm (H))- MBR	no	90	I	3,000	270,000	-
Luggage Rack(size - 3300 mm (L) x 600 mm (W) 780 mm (H))	no	1	I	6,600	6,600	-
Lockers- (size - 7000 mm (L) x 3601 mm (W) at female changing room	no	1	I	8,800	8,800	-
Lockers- (size - 7000 mm (L) x 3601 mm (W)) - male changing room	no	1	I	8,000	8,000	-
Lockers(size 2600 mm (L) x 1000 mm(H)) - Female toilet	no	1	I	4,800	4,800	-
Lockers o/a size - 2800 mm (L) x 450 mm (W) x 1800 mm (H)	lot	1	I	4,000	4,000	-
Lockers (size - 3800 mm (l) x 1000 mm (H))- male toilet	lot	1	I	6,400	6,400	-
Low cabinet (size - 1200 mm (L) x 300 mm (W))	no	1	I	2,400	2,400	-
Low cabinet (size - 1900 mm (L) x 300 mm (W))	no	1	I	3,800	3,800	-
Metal decorative partition	lot	1	I	150,000	150,000	-
Minibar Cabinet (size - 600 mm x 1200 mm x 2400 mm H)	no	280	I	1,200	336,000	-
Minibar Cabinet (size - 600 mm x 1200 mm x 2400 mm H)	no	1	I	1,200	1,200	-
Mirror -(size - 700 mm (L) x 1300 mm (H)) - Bath 2	no	90	I	228	20,475	-
Mirror -(size - 700 mm (L) x 1300 mm (H)) - Bath 1	no	90	I	228	20,475	-
Mirror - (size - 1000 mm (L) x 1800 mm (H))	no	8	I	450	3,600	-
Mirrors o/a size 1000mm (L) x 1800mm (H) - Male and Female Toilet	lot	1	I	495	495	-
Mirror o/a size 1500mm (L) x 2300mm (H)	no	1	I	50	50	-
Mirror -(size - 2200 mm (L) x 1300 mm (H)) -M Bath	no	90	I	715	64,350	-
Mirror (2600 mm x 1300 mm H)	m2	946	I	845	799,370	-
Mirror o/a size 3500mm (L) x 2300mm (H)	no	1	I	50	50	-
Mirror o/a size - 4000 mm (L) x 1300 mm (H) - Female toilet	no	1	I	1,300	1,300	-
Mirror o/a size - 9000 mm (L) x 1300 mm (H) - Male toilet	no	1	I	2,925	2,925	-
Mirror at desk (size - 800 mm x 1300 mm)	no	280	I	200	56,000	-
Mirror (size - 1600 mm (L) x 1800 mm (H)) - Bath	no	1	I	720	720	-
Mirror for hair dressing seats	lot	1	I	5,000	5,000	-
Movable partition - (size - 7112 mm (W) x 3200 mm (H)) - function room	no	3	I	8,000	24,000	-
Movable partition o/a size - 11935 mm (L) x 6600 mm (H)	no	2	I	27,570	55,140	-
Overhang bar display o/a size 5000mm (L) x 600mm (W) x 600mm (H)	lot	1	I	4,000	4,000	-
Pool bar / attendant - counter(size - 3600 mm L x 6500 mm (W))	no	1	I	7,200	7,200	-
Provision for stage and wall excluding LED screens	ls	1	I	20,000	20,000	-
Reception counters with stone and and timber finishes, o/a size 4.40m (L) x 1.0m (W) x 1.0m (H) - Bell/ Conceirge & Reception	no	5	I	9,600	48,000	-
Reception counter	no	1	I	4,000	4,000	-
Reception counter complete with stone and timber finishes	no	2	I	8,000	16,000	-
Reception counter o/a size 2174 mm (L) x 500 mm (W) x 2400 mm (H)	no	1	I	4,348	4,348	-
Roller blinds	lot	1	I	20,000	20,000	-
Shower cubicles complete with door and partition constructed of solid phenolic core face both sides with lamminated plastic complete with aluminium framing and nylon fixing accessories and ironmongery at female toilets	no	4	I	800	3,200	-
Shower cubicles	no	9	I	1,000	9,000	-
Show kitchen counter complete with stone finish	lot	1	I	24,000	24,000	-
Study table (size - 4300 mm (L) x 500 mm (W)) - Study	no	1	I	8,600	8,600	-
Serve bar o/a size 1500mm (L) x 800mm (W) x 1000mm (H) - show kitchen	no	1	I	3,000	3,000	-
Service counter - (size - 500 mm (W) x 1500 mm (L))	no	1	I	3,000	3,000	-
Service counter - o/a size - 3500 mm (L) x 625 mm (W)	no	4	I	7,000	28,000	-
Service Counter - (size - 3125 mm (L) x 700 mm (W))	no	2	I	6,250	12,500	-
Show Kitchen - (size - 5350 mm (L) x 450 mm (W) - stone counter top with full height display cabinet)	no	1	I	10,700	10,700	-
Shoe cabinet - (size - 3000 mm (L) x 440 mm (W)x 1000 mm (H))	no	1	I	6,000	6,000	-
Stone counter top with low cabinet (timber finish) (size - 1300 mm (L) x 600 mm (W) x 800 mm (H))	no	5	I	2,600	13,000	-
Toilet cubicles complete with door and partition constructed of solid phenolic core face both sides with lamminated plastic complete with aluminium framing and nylon fixing accessories and ironmongery at male and female toilets	no	35	I	800	28,000	-
Towel display shelf - (size - 1000 mm (L) x 600 mm (W) - WC	no	1	I	2,000	2,000	-
Towel cabinets	no	1	I	2,000	2,000	-
Towel cabinet o/a size - 4800 mm (L) x 750 mm (W))	no	1	I	9,600	9,600	-
Towel bin (for dirty towels)	no	1	I	500	500	-
TV console with full height cabinet timber finish- (size - 4400 mm (L) x 500 mm (W) x 2400 mm (H)) - LIVING	no	90	I	8,800	792,000	-
TV Console (size - 2450 mm (L) x 150 mm (W) x 500 mm (H)) - Entertainment	no	1	I	4,900	4,900	-
TV Console (size - 2030 mm (L) x 400 mm (W) x 500 mm (H)) - Bedroom	no	1	I	4,060	4,060	-
Urinal partition	no	11	I	200	2,200	-
Vanity cabinets with mirrors - 13800 mm (L) at male and female changing room	no	1	I	27,600	27,600	-
Vanity counter top - (size -2200 mm (L) x 600 mm (W)) - MBath	no	90	I	4,400	396,000	-
Vanity counter top - (size -700 mm (L) x 150 mm (W)) - Bath 2	no	90	I	1,400	126,000	-
Vanity counter top - (size -700 mm (L) x 150 mm (W)) - Bath 1	no	90	I	1,400	126,000	-
Vanity counter top - (size -800 mm (L) x 150 mm (W)) - Powder room	no	90	I	1,600	144,000	-
Vanity Counter at bath (size - 1200 mm (L) x 650 mm (W))	no	280	I	2,400	672,000	-
Vanity counter with stone counter-top o/a size 3700mm (L) x 650mm (W)	no	1	I	1,600	1,600	-
Vanity counter with stone counter-top o/a size 2550mm (L) x 650mm (W)	no	1	I	1,200	1,200	-
Vanity counter top (size 2000 mm (L) x 650 mm (W))- Female toilet	no	1	I	4,000	4,000	-
Vanity counter top - (size - 2520 mm (L) x 650 mm (W)) - Male toilet	no	1	I	4,400	4,400	-
Vanity Counter (size - 1600 mm (L) x 600 mm (W)) - Bath	no	1	I	3,200	3,200	-
Vanity mirror o/a size 1000mm (L) x 1000mm (H)	no	1	I	300	300	-
Wall hung cabinet o/a size 300 mm (W) x 3100 mm (L) - pantry	no	1	I	6,200	6,200	-
Wall hung cabinet o/a size 1500 mm (L) x 300 mm (W) - Gym/Spa	no	1	I	3,000	3,000	-
Wall unit - Timber finish- (size - 2000 mm (L) x 300 mm (W) x 780 mm (H)) - Show Kitchen	no	90	I	4,000	360,000	-
Wall unit - (size - 3900 mm (L) x 300 mm (W) x 1000 mm (H))	no	1	I	7,800	7,800	-
Wall unit - Laquer finish- (size - 2800 mm (L) x 300 mm (W) x 780 mm (H)) - Dirty Kitchen	no	90	I	5,600	504,000	-
Wall unit -(size- 3300 mm (L)x 300 mm (W)x 1000 mm (H) - pantry	no	1	I	6,600	6,600	-
WC cubicle	no	5	I	1,000	5,000	-
Wine display cabinet (size - 6050 mm (L) x 800 mm (W) x 3335 mm (H)	lot	1	I	12,100	12,100	-
Wine display cabinet (size- 3000 mm (L) x 800 mm (W) x 3335 mm(H)	lot	1	I	6,000	6,000	-
Yoga Stage	lot	1	I	2,000	2,000	-
Total 12.0					23,594,588	-
D. ARCHITECTURE					127,090,775	934,069

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
E	**ME Services**						
1.0	**Security System**						
1.1	CCTV & Network Equipment	ls	1	I	765,729	765,729	-
	Dome camera (Internal)	no	381	I			
	Multi sensor camera (Internal)	no	29	I			
	Lift camera	no	44	I			
	Fire stair camera	no	58	I			
	External fixed camera	no	13	I			
	External multi sensor camera	no	5	I			
	Edge switch w/POE (24 channel)	no	1	I			
	Edge switch w/POE (12 channel)	no	53	I			
	Core switch	no	3	I			
1.2	Access control equipment	ls	1	I	378,166	378,166	-
	Magnetic Contact Set		362	I			
	Card Reader		173	I			
	Break Glass		84	I			
	Push Button		84	I			
	Electronic lock Set (Mortise Lock)		86	I			
	Electronic lock Set concealed (1 in each leaf, Horizontally mounted)		168	I			
	Panic Alarm Button		12	I			
	2 Door controller with battery		83	I			
	8 Input board		49	I			
	Area controller		9	I			
	Access control cards		3,000	I			
1.3	Electronic Key Management System						
	Electronic Key Management box	no	3	I	9,200	27,600	-
1.4	Turnstiles						
	Entrance turnstiles		10	I	11,500	115,000	-
1.5	Screening Equipment	ls	1	I	79,350	79,350	-
	X-ray machine medium (Luggage)		1	I			
	Metal archway detector		1	I			
1.6	Video Intercom	ls	1	I	108,960	108,960	-
1.7	Enclosures	ls	1	I	44,620	44,620	-
	Wall mounted cabinet Estimated size (600x500x250 mm)		40	I			
	42" equipment racks		8	I			
1.8	Vehicle Control						
	Rising arm barrier		2	I	4,600	9,200	-
	Removable bollards		4	I	5,750	23,000	-
1.9	Control Room Equipment	Ls	1	I	67,620	67,620	-
	24" monitors (2 for each operator)		12	I			
	42" monitors		9	I			
	Console and monitor stands		6	I			
	Badge printe r& Software		3	I			
1.10	Servers, workstations, software	Ls	1	I	411,988	411,988	-
	Badge printer workstation		3	I			
	Security control room operator/disaply wall workstation		8	I			
	VSS recording software (24 channel)		23	I			
	NVR (24 channel)		23	I			
	System server		4	I			
	Acess control management software		3	I			
	Total 1.0					2,031,233	-
2.0	**Electrical and communication system**						
2.1	Switch gear						
	SF6 switch gear w/terminator kits	set	5	I	90,200	451,000	-
	XLPE 3C-95 sq.mm, 12kv	m	181	I	55	9,955	-
	IMC Ø 100mm	m	181	I	23	4,181	-
	Fitting and accessories	lot	5	I	42,000	210,000	-
2.2	Transformer and generator set						
	Transformer 2,000KVA	set	2	I	52,000	104,000	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
E	**ME Services**						
	Generator set 2,000KVA	set	2	I	270,000	540,000	-
	Dry type transformer 1,600 kVA, 11kV	set	6	I	53,000	318,000	-
	Dry type transformer 2,000 kVA, 11kV	set	4	I	62,000	248,000	-
	Generator set 1,600kVA (stand by) complete with : - GCP., fuel day tank - Air inlet / outlet louver w/sound attenuator etc.	set	4	I	284,000	1,136,000	-
	Generator set 1,500kVA (stand by) complete with : - GCP., fuel day tank - Air inlet / outlet louver w/sound attenuator etc.	set	2	I	273,000	546,000	-
	Generator set 1,250kVA (stand by) complete with : - GCP., fuel day tank - Air inlet / outlet louver w/sound attenuator etc.	set	2	I	240,000	480,000	-
	Synchronizing Panel	set	3	I	100,000	300,000	-
2.3	Main distribution board and essential main distribution board						
	MDB 1	set	2	I	110,000	220,000	-
	MDB 2	set	2	I	120,000	240,000	-
	EMDB	set	1	I	55,200	55,200	-
	EMDB 1	set	2	I	54,880	109,760	-
	EMDB 2	set	2	I	57,920	115,840	-
	EMDB 5	set	1	I	48,000	48,000	-
	EMDB 6	set	1	I	49,250	49,250	-
	Tie panel	set	5	I	30,000	150,000	-
	Capacitor Bank (1600A)	set	4	I	37,000	148,000	-
	Capacitor Bank (1000A)	set	4	I	30,000	120,000	-
	ATS 400A	set	2	I	3,800	7,600	-
	ATS 400A 4P	set	1	I	3,800	3,800	-
	ATS 3200A	set	4	I	28,000	112,000	-
	ATS 1250A	set	2	I	14,000	28,000	-
2.4	Distribution board and panel board						
	MTS-AVR 600kVA	set	1	I	9,000	9,000	-
	MTS-AVR 800kVA	set	1	I	10,000	10,000	-
	Distribution board	set	180	I	3,520	633,600	-
	Panel board	set	64	I	2,800	179,200	-
	Load panel	set	794	I	1,000	794,000	-
	Dual kWh hour meter	ea	667	I	128	85,376	-
	Switch disconnector	no	11	I	500	5,500	-
	CB Box	lot	112	I	200,000	22,400,000	-
	Hanger support and accessories	lot	1	I	150,000	150,000	-
2.5	Busduct						
	Cu Busduct						
	4000A -Cu - Busbar						
	CU busduct (TR - EMDB)	m	16	I	1,885	30,160	-
	Elbow	lot	1	I	12,000	12,000	-
	Flanged end	lot	1	I	15,000	15,000	-
	Hanger support and accessories	lot	1	I	3,500	3,500	-
	3,200A CU busduct feeder						
	CU busduct (TR - EMDB)	m	148	I	1,479	218,892	-
	Elbow	lot	1	I	12,000	12,000	-
	Flanged end	lot	1	I	15,000	15,000	-
	Hanger support and accessories	lot	1	I	4,500	4,500	-
	2,500A CU busduct feeder						
	CU busduct (TR - EMDB)	m	64	I	1,172	75,008	-
	Elbow	lot	1	I	12,000	12,000	-
	Flanged end	lot	1	I	15,000	15,000	-
	Hanger support and accessories	lot	1	I	4,000	4,000	-
	AL Busduct						
	4000A - Al - Busbar						
	AL busduct (Genset - EMDB)	m	82	I	824	67,568	-
	Elbow	lot	1	I	31,500	31,500	-
	Flanged end	lot	1	I	14,000	14,000	-
	Hanger support and accessories	lot	1	I	3,500	3,500	-
	3,200A AL busduct feeder						
	AL busduct (Gen Set-EMDB)	m	74	I	784	58,016	-
	Elbow	lot	1	I	12,000	12,000	-
	Flanged end	lot	1	I	15,000	15,000	-
	Hanger support and accessories	lot	1	I	4,500	4,500	

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
E	**ME Services**						
	3,000A AL busduct feeder						
	AL busduct (MDB1 Riser)	m	148	I	644	95,312	-
	Elbow	lot	1	I	2,800	2,800	-
	Flanged end	lot	1	I	14,000	14,000	-
	End enclosure	lot	1	I	200	200	-
	Hanger support and accessories	lot	1	I	6,500	6,500	-
	2,500A AL busduct feeder						
	AL busduct (EMDB - Basement)	m	178	I	528	93,984	-
	Elbow	lot	1	I	2,500	2,500	-
	Flanged end	lot	1	I	2,500	2,500	-
	End enclosure	lot	1	I	125	125	-
	Hanger support and accessories	lot	1	I	6,900	6,900	-
	PIU-MCCB 630A	set	1	I	2,974	2,974	-
	PIU-MCCB 200A	set	1	I	712	712	-
	PIU-MCCB 100A	set	3	I	512	1,536	-
	2,500A AL busduct feeder						
	AL busduct (Genset -EMDB)	m	374	I	528	197,472	-
	Elbow	lot	1	I	2,500	2,500	-
	Flanged end	lot	1	I	2,500	2,500	-
	End enclosure	lot	1	I	125	125	-
	Hanger support and accessories	lot	1	I	14,500	14,500	-
	2,500A AL busduct feeder						
	AL busduct (EMDB - Condo Riser)	m	268	I	528	141,504	-
	Elbow	lot	1	I	2,500	2,500	-
	Flanged end	lot	1	I	2,500	2,500	-
	Hanger support and accessories	lot	1	I	9,800	9,800	-
	2,500A AL busduct feeder						
	AL busduct (MDB2 - Riser)	m	176	I	528	92,928	-
	Elbow	lot	1	I	2,500	2,500	-
	Flanged end	lot	1	I	2,500	2,500	-
	Hanger support and accessories	lot	1	I	6,900	6,900	-
	2500A - Al - Busbar						
	AL busduct (EMDB - Podium)	m	144	I	528	76,032	-
	Elbow	lot	1	I	2,500	2,500	-
	Flanged end	lot	1	I	2,500	2,500	-
	End enclosure	lot	1	I	125	125	-
	Hanger support and accessories	lot	1	I	5,900	5,900	-
	2,000A AL busduct feeder						
	AL busduct (EMDB - CUW Pumps)	m	69	I	447	30,843	-
	Elbow	lot	1	I	1,500	1,500	-
	Flanged end	lot	1	I	750	750	-
	Hanger support and accessories	lot	1	I	5,000	5,000	-
	2,000A AL busduct feeder						
	AL busduct (Genset -EMDB)	m	69	I	447	30,843	-
	Elbow	lot	1	I	1,500	1,500	-
	Flanged end	lot	1	I	750	750	-
	Hanger support and accessories	lot	1	I	5,000	5,000	-
	2,000A AL busduct feeder						
	Busbar PIU	m	13	I	150	1,950	-
	1,600A AL busduct feeder						
	AL busduct (EMDB - Standby Pumps)	m	29	I	325	9,425	-
	Elbow	lot	1	I	6,500	6,500	-
	Flanged end	lot	1	I	2,500	2,500	-
	Hanger support and accessories	lot	1	I	1,500	1,500	-
	1,600A AL busduct feeder						
	AL busduct (EMDB - Cap Bank)	m	29	I	325	9,425	-
	Elbow	lot	1	I	6,500	6,500	-
	Flanged end	lot	1	I	2,500	2,500	-
	Hanger support and accessories	lot	1	I	1,500	1,500	-
	1,600A AL busduct feeder						
	AL busduct (EMDB - Riser)	m	136	I	325	44,200	-
	Elbow	lot	1	I	6,500	6,500	-
	Flanged end	lot	1	I	2,500	2,500	-
	Hanger support and accessories	lot	1	I	1,500	1,500	-
	1,600A AL busduct feeder						
	AL busduct (EMDB - BOH&Podium)	m	380	I	325	123,500	-
	Elbow	lot	1	I	6,500	6,500	-
	Flanged end	lot	1	I	2,500	2,500	-
	End enclosure	lot	1	I	150	150	

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
E	**ME Services**						
	Hanger support and accessories	lot	1	I	1,500	1,500	-
	1,350A AL busduct feeder						
	AL busduct (EMDB - Cap Bank)	m	108	I	261	28,188	-
	Elbow	lot	1	I	5,200	5,200	-
	Flanged end	lot	1	I	2,500	2,500	-
	End enclosure	lot	1	I	100	100	-
	Hanger support and accessories	lot	1	I	800	800	-
	PIU - MCCB 500A	set	2	I	1,907	3,814	-
	PIU - MCCB 400A	set	19	I	1,304	24,776	-
	PIU - MCCB 100A	set	1	I	512	512	-
	1,350A AL busduct feeder						
	AL busduct (Gen-EMDB1,MDB)	m	79	I	261	20,619	-
	Elbow	lot	1	I	5,200	5,200	-
	Flanged end	lot	1	I	2,500	2,500	-
	Hanger support and accessories	lot	1	I	100	100	-
	PIU - MCCB 300A	set	17	I	800	13,600	-
	1,000A AL busduct feeder						
	AL busduct (EMDB - Cap Bank)	m	362	I	232	83,984	-
	Elbow	lot	1	I	1,500	1,500	-
	Flanged end	lot	1	I	500	500	-
	Hanger support and accessories	lot	1	I	600	600	-
	PIU - MCCB 630A	set	1	I	2,974	2,974	-
	PIU - MCCB 500A	set	1	I	1,907	1,907	-
	PIU - MCCB 400A	set	3	I	1,304	3,912	-
	PIU - MCCB 150A	set	19	I	673	12,787	-
	PIU - MCCB 80A	set	1	I	512	512	-
	1000A AL busduct feeder						
	AL busduct (EMDB - BOH)	m	194	I	232	45,008	-
	Elbow	lot	1	I	1,500	1,500	-
	Flanged end	lot	1	I	500	500	-
	End enclosure	lot	1	I	90	90	-
	Hanger support and accessories	lot	1	I	600	600	-
	PIU - MCCB 630A	set	3	I	2,974	8,922	-
	PIU - MCCB 500A	set	4	I	1,907	7,628	-
	PIU - MCCB 400A	set	7	I	1,304	9,128	-
	PIU - MCCB 300A	set	6	I	969	5,814	-
	PIU - MCCB 250A	set	4	I	712	2,848	-
	PIU - MCCB 200A	set	2	I	712	1,424	-
	PIU - MCCB 160A	set	2	I	512	1,024	-
	1,000A AL busduct feeder						
	AL busduct (Gen-EMDB1,MDB)	m	74	I	232	17,168	-
	Elbow	lot	1	I	1,500	1,500	-
	Flanged end	lot	1	I	500	500	-
	Hanger support and accessories	lot	1	I	600	600	-
2.6	Cable and raceways						
	Cable						
	THW 300 sq.mm	m	6,008	I	46	278,771	-
	THW 185 sq.mm	m	2,868	I	27	78,010	-
	THW 150 sq.mm	m	1,502	I	22	32,443	-
	THW 120 sq.mm	m	8,504	I	15	129,261	-
	THW 95 sq.mm	m	2,125	I	13	27,200	-
	THW 70 sq.mm	m	6,402	I	10	61,459	-
	THW 50 sq.mm	m	4,468	I	7	32,170	-
	THW 35 sq.mm	m	28,871	I	5	138,581	-
	THW 25 sq.mm	m	24,571	I	4	98,284	-
	THW 16 sq.mm	m	28,492	I	2	68,381	-
	THW 10 sq.mm	m	11,076	I	2	17,722	-
	THW 6 sq.mm	m	100,301	I	2	160,482	-
	FR 300 sq.mm	m	984	I	50	49,200	-
	FR 240 sq.mm	m	960	I	42	40,320	-
	FR 185 sq.mm	m	3,244	I	32	103,808	-
	FR 150 sq.mm	m	246	I	25	6,150	-
	FR 120 sq.mm	m	19,840	I	27	539,648	-
	FR 95 sq.mm	m	2,419	I	18	42,574	-
	FR 70 sq.mm	m	5,760	I	13	73,728	-
	FR 50 sq.mm	m	4,662	I	10	44,755	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
E	**ME Services**						
	FR 35 sq.mm	m	1,309	I	5	6,283	-
	FR 25 sq.mm	m	2,809	I	5	14,045	-
	FR 16 sq.mm	m	1,418	I	3	4,538	-
	FR 10 sq.mm	m	665	I	2	1,596	-
	Accessories	lot	6	I	10,000	60,000	-
	Lighting points c/w conduit	pt	19,027	I	70	1,331,890	-
	Power Outlets points c/w conduit	pt	13,261	I	70	928,270	-
	Raceways						
	IMC Ø 100 mm	m	2,012	I	22	43,821	-
	IMC Ø 80 mm	m	2,197	I	23	50,970	-
	IMC Ø 65 mm	m	4,410	I	10	45,114	-
	EMT Ø 50 mm	m	3,366	I	7	24,437	-
	EMT Ø 40mm	m	13,295	I	6	80,435	-
	EMT Ø 32mm	m	892	I	4	3,782	-
	EMT Ø 25mm	m	8,763	I	3	26,552	-
	EMT Ø 20mm	m	11,683	I	2	28,273	-
	EMT Ø 15mm	m	10,927	I	2	26,443	-
	uPVC Ø 16mm	m	243,647	I	1	194,918	-
	Flexible conduit Ø 16m	m	57,102	I	1	45,682	-
	Pull box, fitting support and accessories	lot	6	I	10,000	60,000	-
2.7	Lighting fixture						
	Self contain emergency light	set	4,732	I	102	480,771	-
	Lighting fixture	set	17,404	I	300	5,221,200	-
	Beacon Lights	set	24	I	50	1,200	-
	Downlight luminature	set	3,009	I	22	67,402	-
	Fluorecent 2x28	set	136	I	40	5,440	-
	Hander support and accessories	lot	6	I	5,000	30,000	-
2.8	Switches and outlets						
	Switch 1 way	ea	3,263	I	8	25,125	-
	Switch 2 way	ea	3,592	I	10	35,561	-
	Std.power sockets, outlets, various connections	ea	17,044	I	10	170,440	-
	Junction box and accessories	lot	6	I	3,500	21,000	-
2.9	Telephone and computer system						
	MDF	set	4	I	13,200	52,800	-
	MDF (1300/1300)	set	1	I	22,400	22,400	-
	MDF (600/600)	set	1	I	20,000	20,000	-
	IDF (100/100)	set	19	I	2,400	45,600	-
	PABX (50/300)	set	1	I	17,600	17,600	-
	TC 30	set	2	I	240	480	-
	TC (20/20)	set	340	I	24	8,160	-
	Data Rack	set	47	I	906	42,601	-
	Data Rack 3U (Apartment)	set	92	I	906	83,389	-
	Telephone outlet (RJ45)	ea	932	I	11	10,252	-
	Telephone outlet (RJ45) and data outlet	ea	118	I	11	1,298	-
	Telephone outlet (Analogue)	ea	100	I	12	1,200	-
	Telephone and computer rack	set	16	I	300	4,800	-
	Telephone terminal cabinet	set	112	I	300	33,600	-
	Computer outlet (RJ45)	ea	774	I	11	8,514	-
	IPTV Rack (data rack 3U)	ea	368	I	11	4,048	-
	IPIV outlet	ea	100	I	12	1,200	-
	Support and accessories	lot	5	I	2,000	10,000	-
	Wiring and raceways						
	Wireway 300 x 100 mm (epoxy powder paint)	m	197	I	20	3,940	-
	Wireway 200 x 100 mm (epoxy powder paint)	m	103	I	16	1,648	-
	Wireway 150 x 100 mm (epoxy powder paint)	m	73	I	14	993	-
	Wireway 100 x 100 mm (epoxy powder paint)	m	4,203	I	12	50,436	-
	Wireway 50 x 100 mm	m	2,601	I	10	24,970	-
	180 pair UTP CAT6	m	40	I	37	1,480	-
	100 pair UTP CAT6	m	2,200	I	21	45,760	-
	50 pair UTP CAT6	m	1,404	I	14	20,218	-
	30 pair UTP CAT6	m	140	I	11	1,568	-
	25 pair UTP CAT6	m	1,450	I	10	13,920	-
	10 pair UTP CAT6	m	22,800	I	3	72,960	-
	Fiber optic 6C 50/125μ (multi mode)	m	2,185	I	5	10,488	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
E	**ME Services**						
	UTP CAT6	m	80,400	I	1	64,320	-
	EMT Ø 20mm	m	32,100	I	2	77,040	-
	EMT Ø 16mm	m	51,200	I	2	81,920	-
	Pull box, fitting support and accessories	lot	4	I	2,500	10,000	-
2.10	MATV system						
	Satellite dish	set	3	I	1,100	3,300	-
	Head end and receiver	set	3	I	2,200	6,600	-
	IPTV Rack	set	5	I	906	4,532	-
	Amplifier	ea	16	I	587	9,398	-
	4 Way Splitter	ea	653	I	32	20,896	-
	Automatic Voltage Stabilizer	ea	3	I	400	1,200	-
	TV outlet	ea	942	I	11	10,362	-
	Set top box	set	64	I	110	7,040	-
	Support and accessories	lot	5	I	1,760	8,800	-
	Wiring and raceways						
	Wrieway 50 x 100 mm	m	595	I	10	5,712	-
	RG 11	m	5,935	I	2	9,496	-
	RG 6	m	74,374	I	1	59,499	-
	IMC Ø 65 mm	m	2,313	I	9	19,846	-
	EMT Ø 20mm	m	14,956	I	2	35,894	-
	EMT Ø 16mm	m	33,895	I	2	67,790	-
	EMT Ø 15mm	m	17,300	I	2	27,680	-
	Pull box, fitting support and accessories	lot	5	I	15,000	75,000	-
2.11	Fire alarm system						
	Smoke detector (addressable type)	ea	9,721	I	88	855,448	-
	Fire alarm speaker	ea	4,399	I	75	330,805	-
	Fire alarm telephone outlet	ea	287	I	8	2,296	-
	Disabled alarm	ea	34	I	10	340	-
	Repeater fire control panel (SFCP)	set	6	I	24,000	144,000	-
	Fire alarm control panel w/battery back up	set	5	I	30,800	154,000	-
	Graphic annunciator	set	6	I	3,200	19,200	-
	Fire alarm PC workstation and printer	set	6	I	1,680	10,080	-
	Fire alarm module panel	set	72	I	1,168	84,096	-
	Automatic Voltage Stabilizer	ea	6	I	400	2,400	-
	UPS	ea	6	I	480	2,880	-
	Support and accessories	lot	6	I	3,000	18,000	-
	Wiring and raceways						
	Wireway 100 x 100 mm (epoxy powder paint)	m	7,964	I	12	95,568	-
	Wireway 50 x 100 mm (epoxy powder paint)	m	2,716	I	10	26,074	-
	Twisted pair w/shield FRC	m	32,120	I	4	128,480	-
	FR 2C-2.5 sq.mm	m	29,140	I	2	69,936	-
	THW 1.5 sq.mm	m	177,616	I	1	142,093	-
	IMC Ø 20 mm	m	32,804	I	2	78,730	-
	EMT Ø 15mm	m	78,106	I	2	124,970	-
	Flexible conduit Ø 16m	m	7,950	I	1	6,360	-
	Pull box, fitting support and accessories	lot	6	I	3,000	18,000	-
2.12	Public address						
	Public address sound rack console completed with : Paging switch Microphone and paging station Multi CD player FM turner, dual cassette tape deck Digital recorder message unit Mixer & pre-amplifier, power amplifier Zone selector switch etc.	set	5	I	17,600	88,000	-
	Sound terminal box	set	126	I	408	51,408	-
	Recessed ceiling speaker	ea	1,392	I	54	74,611	-
	Volume control	ea	175	I	64	11,200	-
	Main Controller	ea	1	I	16,000	16,000	-
	Automatic Voltage Stabilizer	ea	6	I	400	2,400	-
	Support and accessories	lot	6	I	1,100	6,600	-
	Wiring and raceways						
	2C-2.5 sq.mm VTF	m	30,840	I	2	49,344	-
	THW 2.5 sq.mm	m	100,254	I	1	80,203	-
	EMT Ø 20mm	m	35,385	I	2	84,924	-
	EMT Ø 15mm	m	39,517	I	2	63,227	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
E	**ME Services**						
	Flexible conduit Ø 15mm	m	3,620	I	1	2,896	-
	Pull box, fitting support and accessories	lot	6	I	2,000	12,000	-
2.13	Lighting control system	ls	1	I	553,502	553,502	-
2.14	Lightning protection and grounding system	ls	1	I	439,171	439,171	-
2.15	External Landscape Lighting	Ls	1	I	152,000	152,000	-
2.16	Façade lighting						
	Tower 1						
	Public Area						
	Adjustable Downlight (for artwork)	no	19	I	80	1,520	-
	Adjustable Downlight (for tables)	no	8	I	200	1,600	-
	Chandeliers	no	5	I	150	750	-
	Decorative Pendant	no	22	I	200	4,400	-
	Decorative Floor Lamp	no	4	I	200	800	-
	Decorative Table Lamp	no	7	I	150	1,050	-
	Decorative Wall Lamp	no	4	I	200	800	-
	Downlight (single volume, feature wall, restrooms, playground, terrace, near stam, sauna and shower area)	no	81	I	80	6,480	-
	Downlight (lift floor)	no	14	I	150	2,100	-
	Downlight (double volume, private exercise, locker are and function suite)	no	32	I	200	6,400	-
	General Downlight	no	166	I	80	13,280	-
	Linear striplight	m	453	I	70	31,682	-
	Linear light (cove lighting)	m	108	I	91	9,855	-
	Linear Uplights	no	10	I	200	2,000	-
	Linear Downlights	no	12	I	200	2,400	-
	Surface Mounted Downlights and Pendants	no	12	I	200	2,400	-
	Wallwasher Downlight	no	31	I	100	3,100	-
	Apartment						
	Ceiling Downlight	no	398	I	30	11,940	-
	Ceiling Downlight (for wet location - toilet outdoor)	no	95	I	40	3,800	-
	Linear striplight (Ceiling coverlighting)	m	80	I	60	4,800	-
	Linear striplight (Coverlighting in toilet or outdoor)	m	49	I	75	3,705	-
	Surface Ceiling Downlight (for kitchen, maid & utility room)	no	34	I	70	2,380	-
	Wardrobe Light	no	54	I	60	3,240	-
	Tower 2, Tower 3, Tower 4, Podium	ls	1	I	960,000	960,000	-
2.17	Fire barrier, Testing and Miscellaneous						
	Fire barrier, Testing and Miscellaneous	ls	1	I	140,830	140,830	-
	Total 2.0					49,570,745	-
3.0	**Sanitary and Fire protection System**						
3.1	Cold water system						
	Pipe : PPR 80 PN 10						
	Ø 15 mm	m	1,458	I	4	6,124	-
	Ø 20 mm	m	6,768	I	6	37,901	-
	Ø 25 mm	m	7,271	I	7	52,351	-
	Ø 32 mm	m	4,111	I	10	39,466	-
	Ø 40 mm	m	3,327	I	14	45,247	-
	Ø 50 mm	m	7,793	I	19	149,626	-
	Ø 65 mm	m	888	I	28	24,864	-
	Ø 80 mm	m	853	I	34	28,661	-
	Pipe PE lined galvanized steel						
	Ø 80 mm	m	21	I	58	1,210	-
	Ø 100 mm	m	1,589	I	69	109,323	-
	Ø 150mm	m	1,373	I	84	115,332	-
	Fitting	lot	6	I	10,400	62,400	-
	Hanger and support	lot	6	I	13,600	81,600	-
	Valve and accessories	lot	6	I	20,800	124,800	-
	Booster pump	set	10	I	2,800	28,000	-
3.2	Hot water system						
	Pipe : PPR 80 PN 20						
	Ø 20 mm	m	3,311	I	6	18,542	

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
E	**ME Services**						
	Ø 25 mm	m	1,147	I	7	8,258	-
	Ø 32 mm	m	4,354	I	12	52,248	-
	Ø 40 mm	m	4,446	I	16	71,136	-
	Ø 50 mm	m	5,092	I	19	97,766	-
	Ø 65 mm	m	736	I	24	17,664	-
	Ø 80 mm	m	142	I	32	4,544	-
	Ø 100 mm	m	102	I	46	4,651	-
	Fitting	lot	2	I	14,400	28,800	-
	Hanger and support	lot	2	I	19,200	38,400	-
	Insulation						
	Ø 20 mm	m	3,311	I	6	21,190	-
	Ø 25 mm		1,147	I	8	9,176	-
	Ø 32 mm	m	4,354	I	10	45,282	-
	Ø 40 mm	m	4,446	I	12	53,352	-
	Ø 50 mm	m	5,092	I	14	73,325	-
	Ø 65 mm	m	736	I	18	12,954	-
	Ø 80 mm	m	142	I	21	2,954	-
	Ø 100 mm	m	102	I	24	2,448	-
	Valve and accessories	lot	2	I	28,800	57,600	-
	Electric water heater 150 littre	set	234	I	960	224,640	-
	Electric water heater 120 littre	set	52	I	800	41,600	-
	Hot water return pump	set	4	I	6,400	25,600	-
	Chilled water circulating pump	set	4	I	3,200	12,800	-
	Hot water circulating pump	set	4	I	3,200	12,800	-
	Heat pump	set	6	I	48,000	288,000	-
	Storatge tank	set	5	I	40,000	200,000	-
	Electrical work	lot	1	I	20,000	20,000	-
3.3	Soil, waste & kitchen waste						
	Cast iron pipe ASTMA 74-75 hubless type						
	Ø 32 mm	m	1,511	I	13	19,341	-
	Ø 50 mm	m	8,505	I	15	127,575	-
	Ø 80 mm	m	5,205	I	17	87,444	-
	Ø 100 mm	m	10,614	I	22	237,754	-
	Ø 125 mm	m	74	I	25	1,850	-
	Ø 150 mm	m	7,845	I	35	276,144	-
	Ø 200 mm	m	2,330	I	74	173,352	-
	Ø 250 mm	m	114	I	96	10,944	-
	Fitting	lot	6	I	12,800	76,800	-
	Hanger and support	lot	6	I	16,800	100,800	-
	Clean out, floor drain and accessories	lot	6	I	25,600	153,600	-
	Sump pump	set	7	I	2,500	17,500	-
	Lifting station	set	2	I	3,000	6,000	-
	Grease separator	set	5	I	1,500	7,500	-
	Oil interceptor	set	2	I	1,500	3,000	-
3.4	Vent system						
	Galvanized steel pipe class M						
	Ø 50 mm	m	10,765	I	15	165,781	-
	Ø 80 mm	m	148	I	15	2,279	-
	Ø 100 mm	m	3,635	I	23	83,969	-
	Ø 150 mm	m	1,018	I	38	38,969	-
	Fitting	lot	6	I	2,800	16,800	-
	Hanger and support	lot	6	I	3,200	19,200	-
	Vent through roof	lot	6	I	800	4,800	-
3.5	Rain leader system						
	Galvanized steel pipe class M						
	Ø 65 mm	m	649	I	16	10,384	-
	Ø 100 mm	m	533	I	22	11,939	-
	Ø 150 mm	m	3,389	I	35	119,293	-
	Ø 200 mm	m	1,338	I	43	57,802	-
	Ø 250 mm	m	288	I	60	17,280	-
	Ø 300 mm	m	133	I	77	10,214	-
	Ø 350 mm	m	82	I	88	7,216	-
	Fitting	lot	6	I	2,320	13,920	-
	Hanger and support	lot	6	I	3,200	19,200	-
	Siphonage head	lot	5	I	1,600	8,000	

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
E	**ME Services**						
3.6	Fire protection system						
	Black steel pipe sch.40 seam						
	Ø 25 mm	m	61,410	I	6	348,809	-
	Ø 32 mm	m	16,888	I	6	95,924	-
	Ø 40 mm	m	15,353	I	6	87,205	-
	Ø 50 mm	m	3,274	I	18	57,622	-
	Ø 65 mm	m	3,186	I	18	56,074	-
	Ø 80 mm	m	4,606	I	18	81,066	-
	Ø 100 mm	m	8,041	I	31	245,894	-
	Ø 150 mm	m	3,455	I	57	197,626	-
	Ø 200 mm	m	161	I	79	12,751	-
	Fitting	lot	6	I	11,200	67,200	-
	Hanger and support	lot	6	I	15,200	91,200	-
	Valve and accessories	lot	6	I	23,200	139,200	-
	Sprinkler head	set	24,504	I	22	529,286	-
	Hose reel	set	294	I	770	226,380	-
	Fire Extinguisher (CO2 4.5kg)	u	822	I	680	558,960	-
	External Fire Hydrant	set	10	I	250	2,500	-
	Landing valves (wet risers)	set	242	I	230	55,660	-
	Breeching inlets	set	8	I	1,600	12,800	-
	Pre-action system	m2	1,119	I	45	50,355	-
	Foam system	m2	150	I	60	9,000	-
3.7	Fire suppression system	ls	1	I	1,308,084	1,308,084	-
3.8	Swimming pool system	ls	1	I	313,864	313,864	-
3.9	Gas system						
	Black steel pipe A53 seamless						
	Ø 15 mm	m	1,293	I	5	6,206	-
	Ø 20 mm	m	23	I	6	129	-
	Ø 25 mm	m	294	I	7	2,117	-
	Ø 40 mm	m	104	I	12	1,248	-
	Ø 50 mm	m	775	I	19	14,880	-
	Ø 100 mm	m	128	I	42	5,325	-
	Fitting	lot	3	I	1,360	4,080	-
	Hanger and support	lot	3	I	1,840	5,520	-
	Valves and accessories	set	3	I	8,000	24,000	-
3.10	Sewage System						
	Cast iron pipe ASTMA 74-75 flange type						
	Ø 50 mm	m	75	I	20	1,500	-
	Ø 80 mm	m	6	I	24	144	-
	Ø 100 mm	m	63	I	26	1,663	-
	Ø 150 mm	m	188	I	32	6,016	-
	Ø 200 mm	m	96	I	50	4,800	-
	Fitting	lot	1	I	500	500	-
	Hanger and support	lot	1	I	200	200	-
	Valves and accessories	lot	1	I	1,250	1,250	-
	Submersible pump	set	10	I	500	5,000	-
	Electrical work	lot	1	I	5,000	5,000	-
3.11	Sanitary wares installation	lot	1	I	133,987	133,987	-
	Total 3.0					9,030,307	-
4.0	**Air-conditioning & Ventilation System**						
4.1	Air handing & fan coil unit						
	CDU	set	103	I	12,000	1,236,000	-
	FCU	set	877	I	880	771,760	-
	Chilled water FCU	set	165	I	880	145,200	-
	Refrigerant FCU	set	1,877	I	960	1,801,920	-
	PAU	set	11	I	14,400	158,400	-
	AHU	set	56	I	14,400	806,400	-
4.2	Piping work and accessories						
	Copper pipe						
	Ø 6.4 mm	m	375	I	2	900	-
	Ø 9.5 mm	m	3,115	I	3	9,968	

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
E	**ME Services**						
	Ø 12.7 mm	m	1,259	I	5	6,043	-
	Ø 15.9 mm	m	4,704	I	6	30,106	-
	Ø 19.05 mm	m	62	I	7	434	-
	Ø 19.1 mm	m	866	I	8	6,928	-
	Ø 22.2 mm	m	88	I	10	880	-
	Ø 28.6 mm	m	1,181	I	12	14,172	-
	Ø 34.9 mm	m	3,242	I	16	51,872	-
	Refrigerant gas	lot	1	I	2,000	2,000	-
	Insulation						
	Ø 6.4 mm	m	375	I	2	900	-
	Ø 9.5 mm	m	3,115	I	2	7,476	-
	Ø 12.7 mm	m	1,258	I	3	4,026	-
	Ø 15.9 mm	m	4,704	I	3	15,053	-
	Ø 19.05 mm	m	62	I	4	217	-
	Ø 19.1 mm	m	866	I	4	3,464	-
	Ø 22.2 mm	m	88	I	5	396	-
	Ø 28.6 mm	m	1,181	I	5	5,669	-
	Ø 34.9 mm	m	3,242	I	6	18,155	-
	Black steel pipe sch.40 seamed						
	Ø 20 mm	m	612	I	4	2,448	-
	Ø 25 mm	m	11,161	I	5	53,573	-
	Ø 32 mm	m	3,733	I	6	20,905	-
	Ø 40 mm	m	1,658	I	8	13,264	-
	Ø 50 mm	m	2,279	I	10	21,878	-
	Ø 65 mm	m	1,413	I	14	19,217	-
	Ø 80 mm	m	1,935	I	17	32,508	-
	Ø 100 mm	m	2,940	I	23	68,208	-
	Ø 125 mm	m	93	I	43	4,018	-
	Ø 150 mm	m	1,429	I	64	91,456	-
	Ø 200 mm	m	324	I	95	30,845	-
	Ø 250 mm	m	908	I	144	130,752	-
	Ø 300 mm	m	311	I	160	49,760	-
	Ø 350 mm	m	170	I	172	29,240	-
	Ø 450 mm	m	332	I	200	66,400	-
	Fitting	lot	5	I	30,400	152,000	-
	Hanger and support	lot	5	I	40,000	200,000	-
	Valves and accessories	lot	5	I	60,800	304,000	-
	Insulation						
	Ø 20 mm	m	408	I	4	1,714	-
	Ø 25 mm	m	11,364	I	6	63,638	-
	Ø 32 mm	m	3,733	I	6	23,891	-
	Ø 40 mm	m	1,658	I	8	13,264	-
	Ø 50 mm	m	2,279	I	8	18,232	-
	Ø 65 mm	m	1,413	I	10	13,565	-
	Ø 75 mm	m	14	I	10	146	-
	Ø 80 mm	m	2,441	I	10	25,386	-
	Ø 100 mm	m	2,871	I	17	48,233	-
	Ø 125 mm	m	147	I	22	3,175	-
	Ø 150 mm	m	1,415	I	22	30,564	-
	Ø 200 mm	m	293	I	26	7,735	-
	Ø 250 mm	m	969	I	32	31,008	-
	Ø 300 mm	m	311	I	35	10,947	-
	Ø 350 mm	m	170	I	38	6,392	-
	Ø 450 mm	m	332	I	45	14,874	-
	Adhesive	lot	6	I	3,200	19,200	-
4.3	Condensate drain						
	PVC pipe class 8.5						
	Ø 25 mm	m	11,527	I	1	9,222	-
	Ø 32 mm	m	507	I	2	811	-
	Ø 40 mm	m	3,533	I	2	5,653	-
	Ø 50 mm	m	1,787	I	1	2,502	-
	Ø 150 mm	m	521	I	17	8,857	-
	Fitting	lot	5	I	1,280	6,400	-
	Hanger and support	lot	5	I	960	4,800	-
	Insulation						
	Ø 25 mm	m	10,989	I	1	8,791	-
	Ø 32 mm	m	507	I	2	811	-
	Ø 40 mm	m	3,533	I	2	5,653	-
	Ø 50 mm	m	1,483	I	8	11,864	

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
E	**ME Services**						
	Ø 150 mm	m	322	I	22	6,955	-
	Adhesive	lot	3	I	400	1,200	-
	Valves and accessories	ls	1	I	1,529,385	1,529,385	-
4.4	Ventilation and pressure fan						
	Automatic smoke vent for sky light (45 m2)	lot	1	I	160,000	160,000	-
	Jet fan	set	109	I	2,400	261,600	-
	Main Exhaust Fan	set	54	I	4,560	246,240	-
	Pressurized fan	set	25	I	4,640	116,000	-
	Pressurized fan (stair lobby)	set	14	I	240	3,360	-
	Pressurized fan (Hotel Corridor)	set	1	I	2,500	2,500	-
	Main Kitchen exhaust fan (on Roof)	set	2	I	4,560	9,120	-
	Fresh air fan	set	10	I	3,200	32,000	-
	Kitchen exhaust fan	set	19	I	3,760	71,440	-
	Exhaust fan	set	1,192	I	200	238,400	-
	Ceiling Fan	set	266	I	240	63,840	-
	Wall mounted exhaust fan	set	10	I	240	2,400	-
	Exhaust & fresh air fan	set	17	I	200	3,400	-
4.5	Duct work and accessories						
	Fire Damper	set	4	I	40,000	160,000	-
	Galvanized steel sheet						
	Gauge #26-0.5mm thk	m2	13,490	I	16	215,840	-
	Gauge #24-0.6mm thk	m2	27,285	I	18	491,130	-
	Gauge #22-0.8mm thk	m2	21,987	I	20	439,740	-
	Gauge #20-1.0mm thk	m2	10,032	I	24	240,768	-
	Gauge #18-1.2mm thk	m2	18,941	I	28	530,348	-
	Black Steel Duct	m2	6,846	I	30	205,380	-
	2HR Fire rated enclosure	lot	1	I	10,000	10,000	-
	Fire rated insulation	lot	4,366	I	100	436,600	-
	Hanger and support	lot	6	I	21,600	129,600	-
	Insulation	lot	6	I	7,200	43,200	-
4.6	Diffuser and grilles	ls	1	I	870,052	870,052	-
4.7	Electrical work	ls	1	I	3,920,686	3,920,686	-
4.8	Mech smoke extract for Retail	Ls	1	I	720,000	720,000	-
4.9	Building Manageemnt System	Ls	1	I	1,200,000	1,200,000	-
	Total 4.0					19,147,321	-
	E. ME SERVICES					79,779,606	-

PROJECT MATERIAL AND EQUIPMENT LIST-FF&E

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Furnishing, furniture and equipment (FF&E)						
1.0	**Building Maintenance Unit**						
	Traversing Davits						
	Roof top Traversing Davits with 3m Aluminium Self Climbing Cradle (SWL 240 Kg)	Unit	3	I	82,800	248,400	-
	Roof top Traversing Davits with 1m Aluminium Self Climbing Cradle (SWL 240 Kg)	Unit	1	I	65,400	65,400	-
	Structuran steel double rail track reinforced into Parapet Support with all the necessary fitting and Steel Beam W8x4	Mts	741	I	214	158,574	-
	Supply Elec. Special Purpose Outlet 380-440V, 3P E+N 60hz (Outlet Only)	Pcs	37	I	180	6,660	-
	Twinfix PTA016 rope access point	Pcs	306	I	90	27,540	-
	Intermitent Tie-back Restraint System (SUS 304)						
	1. Male Restraint with lanyard	Pcs	24	I	142	3,398	-
	2. Female Restraint	Pcs	753	I	40	30,120	-
	Accessories such as full body harness, suction cups, safety helmet	Lot	4	I	996	3,984	-
	Roof Top Fixed Davits with Self Climbing Cradle	Unit	1	I	33,600	33,600	-
	Aluminium Davit Mast and Outreach	Unit	2	I	8,148	16,296	-
	Hot-dipped galvanized steel davit sockets for aluminium Davit mounted oh holding down unit/concrete pedestal	Pcs	60	I	360	21,600	-
	Façade						
	Trackless Trolley on level 6with guide rail and one man self-climbing cradle	Unit	1	I	77,500	77,500	-
	Supply Elec. Special Purpose Outlet 380-440V, 3P E+N 60hz (Outlet Only)	Pcs	24	I	180	4,320	-
	Accessories such as full body harness, suction cups, safety helmet	Lot	1	I	996	996	-
	Safe Access monorail track MHS040	m	337	I	130	43,810	-
	Modified MHS040 brackets	Unit	141	I	295	41,595	-
	Motorized aluminium cradle 1m	Unit	1	I	20,900	20,900	-
	Climbing monrail trolley MHS040	Unit	2	I	7,250	14,500	-
	Safe Access rail curve R600 90 deg	Unit	1	I	405	405	-
	Safe Access rail curve R600 82 deg	Unit	1	I	405	405	-
	Safe Access rail curve R600 95 deg	Unit	1	I	405	405	-
	Safe Access rail curve R600 85 deg	Unit	1	I	405	405	-
	Safe Access rail curve R600 148 deg	Unit	2	I	405	810	-
	Safe Access rail curve R600 154 deg	Unit	1	I	405	405	-
	Safe Access rail curve R600 135 deg	Unit	2	I	405	810	-
	Radio control	Unit	1	I	7,200	7,200	-
	Swoosh T2,T3 & T4						
	Securail Fall Arrest lines	Pcs	606	I	234	141,804	-
	Securail	Pcs	405	I	125	50,625	-
	Securail Trolley	Pcs	16	I	756	12,096	-
	Securail Foldable Ladder RHF030	Pcs	4	I	1,500	6,000	-
	Tucker C-35 cleaning pole	Pcs	2	I	950	1,900	-
	Mobile Elevated Platform						
	Genie Lift AWP-30s Platform	Unit	1	I	16,500	16,500	-
	Accessories such as full body harness, suction cups, safety helmet, glider	Lot	1	I	996	996	-
	Canopy at T1						
	Securail Fall Arrest lines	Pcs	22	I	234	5,148	-
	Securail Bracket	Pcs	8	I	125	1,000	-
	Securail Foldable Ladder RHF030	Pcs	2	I	1,500	3,000	-
	VIA 4 Trolleys	Pcs	2	I	350	700	-
	Tucker C-35 poles	Unit	1	I	950	950	-
	Retail Shopfront						
	Tucker C-35 poles	Unit	1	I	950	950	-
	Monorail	ls	1	I	256,000	256,000	-
	FURNITURE FURNISHING & EQUIPMENT					**1,327,707**	**-**

PROJECT MATERIAL AND EQUIPMENT LIST-INFRA ME

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
H.	**Infra ME Services**						
1.0	**Electrical Services**						
	HV incoming						
	XLPE 3x400 sq.mm (12kV)	m	8,814	I	76	669,864	-
	RSC Ø 125mm	m	2,398	I	26	61,389	-
	Pull box, fitting and accessories	lot	1	I	12,000	12,000	-
	Switch gear						
	SF6 switch gear w/terminator kits	set	1	I	90,200	90,200	-
	XLPE 3C-95 sq.mm (12kV)	m	88	I	55	4,840	-
	IMC Ø 100mm	m	88	I	23	2,033	-
	Fitting and accessories	lot	1	I	42,000	42,000	-
	Transformer and generator set						
	Dry type transformer 2,500 kVA, 33kV						
	Transformer Dry Type 2000 KVA 11KV/400V	set	2	I	62,000	124,000	-
	Transformer Dry Type 2500 KVA 11KV/400V	set	2	I	80,000	160,000	-
	Generator set 2,500kVA (stand by) complete with :	set	2	I	544,000	1,088,000	-
	Generator 1600kVA (stand by) complete with :	set	2	I	284,000	568,000	-
	Synchronizing Panel	set	1	I	100,000	100,000	-
	Accessories	lot	1	I	24,000	24,000	-
	Main distribution board and essential main distribution board						-
	EMDB 1,2	set	2	I	57,600	115,200	-
	EMDB 3,4	set	2	I	49,600	99,200	-
	P-MTS 1,2	set	2	I	24,000	48,000	-
	Tie panel	set	1	I	30,000	30,000	-
	AVR (2500kVA)	set	1	I	128,000	128,000	-
	Capacitor Bank	set	2	I	37,000	74,000	-
	ATS 3200A	set	2	I	28,000	56,000	-
	ATS 4000A	set	2	I	3,800	7,600	-
	Distribution board and panel board						
	Distribution board (Fire)	set	2	I	16,000	32,000	-
	Distribution board (Chiller)	set	5	I	14,400	72,000	-
	Distribution board	set	12	I	3,520	42,240	-
	Hanger support and accessories	set	1	I	6,000	6,000	-
	Busduct						
	CU Busduct						
	4,000A CU busduct feeder						
	CU busduct (TR - EMDB)	m	8	I	1,885	15,080	-
	Elbow	lot	1	I	12,000	12,000	-
	Flanged end	lot	1	I	15,000	15,000	-
	Hanger support and accessories	lot	1	I	3,500	3,500	-
	3,200A CU Busbar						
	CU busduct (TR - EMDB)	m	51	I	1,479	75,429	-
	Elbow	lot	1	I	12,000	12,000	-
	Flanged end	lot	1	I	15,000	15,000	-
	Hanger support and accessories	lot	1	I	4,500	4,500	-
	AL Busduct						
	4,000A AL busduct feeder						
	AL busduct (Genset - EMDB)	m	87	I	824	71,688	-
	Elbow	lot	1	I	31,500	31,500	-
	Flanged end	lot	1	I	14,000	14,000	-
	Hanger support and accessories	lot	1	I	3,500	3,500	-
	3200A AL Busbar						
	AL busduct (Gen:set-AVR-EMDB)	m	208	I	784	163,072	-
	Elbow	lot	1	I	12,000	12,000	-
	Flanged end	lot	1	I	15,000	15,000	-
	Hanger support and accessories	lot	1	I	4,500	4,500	-
	2500A AL busduct feeder						
	AL busduct (EMDB - Chillers/Pump)	m	158	I	704	111,232	-
	Elbow	lot	1	I	6,208	6,208	-
	Flanged end	lot	1	I	1,824	1,824	-
	Hanger support and accessories	lot	1	I	2,000	2,000	-
	1,350A AL busduct feeder						

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	AL busduct (EMDB - Chiller)	lot	19	I	632	12,008	-
	Elbow	lot	1	I	3,480	3,480	-
	Flanged end	lot	1	I	1,648	1,648	-
	Hanger support and accessories	lot	1	I	800	800	-
	1,600A AL busduct feeder						
	AL busduct (EMDB - Cap Bank)	m	127	I	325	41,275	-
	Elbow	lot	1	I	6,500	6,500	-
	Flanged end	lot	1	I	2,500	2,500	-
	Hanger support and accessories	lot	1	I	1,500	1,500	-
	1,350A AL busduct feeder						
	AL busduct (EMDB - Pump system)	m	32	I	592	18,944	-
	Elbow	lot	1	I	2,624	2,624	-
	Flanged end	lot	1	I	1,536	1,536	-
	Hanger support and accessories	lot	1	I	800	800	-
	PIU - MCCB 800A	set	2	I	5,788	11,576	-
	PIU - MCCB 630A	set	2	I	2,974	5,948	-
	PIU - MCCB 500A	set	1	I	1,907	1,907	-
	PIU - MCCB 300A	set	1	I	969	969	-
	PIU - MCCB 250A	set	1	I	712	712	-
	PIU - MCCB 200A	set	1	I	712	712	-
	PIU - MCCB 100A	set	1	I	600	600	-
	Cable and raceways						
	Cable						
	THW 300 sq.mm	m	224	I	46	10,394	-
	THW 240 sq.mm	m	1,236	I	36	44,496	-
	THW 185 sq.mm	m	768	I	27	20,890	-
	THW 150 sq.mm	m	56	I	22	1,210	-
	THW 120 sq.mm	m	1,333	I	15	20,262	-
	THW 95 sq.mm	m	192	I	13	2,458	-
	THW 70 sq.mm	m	256	I	10	2,458	-
	THW 50 sq.mm	m	108	I	7	778	-
	THW 25 sq.mm	m	27	I	4	108	-
	THW 2.5 sq.mm	m	19,647	I	1	15,718	-
	Accessories	lot	1	I	3,200	3,200	-
	Raceways						
	IMC Ø 100 mm	m	365	I	22	7,950	-
	IMC Ø 80 mm	m	192	I	23	4,454	-
	IMC Ø 65 mm	m	256	I	10	2,619	-
	EMT Ø 50mm	m	27	I	7	196	-
	Pull box, fitting support and accessories	lot	1	I	2,800	2,800	-
	Telephone and computer system						
	Wiring and raceway						
	Wireway 300 x 100 mm (epoxy powder paint)	m	350	I	20	7,000	-
	Wireway 150 x 100 mm (epoxy powder paint)	m	290	I	14	3,944	-
	Wireway 100 x 100 mm (epoxy powder paint)	m	910	I	12	10,920	-
	1200 pair	m	553	I	100	55,300	-
	400 pair	m	124	I	35	4,340	-
	300 pair	m	440	I	30	13,200	-
	200 pair	m	390	I	25	9,750	-
	100 pair	m	393	I	21	8,174	-
	Fire optic main cable	m	1,300	I	5	6,240	-
	125mm under ground conduit	m	1,200	I	56	67,200	-
	140mm under ground conduit	m	1,200	I	65	78,000	-
	Pull box, fitting support and accessories	lot	1	I	1,600	1,600	-
	Fire alarm system						
	Wiring and raceways						
	Fiber optic 6C 50/125µ (multi mode)	m	1,500	I	5	7,200	-
	IMC Ø 25 mm	m	1,500	I	4	6,000	-
2.0	**Sanitary and Fire protection System**						
	Cold water system						
	Pipe PE lined galvanised steel						
	Ø 100 mm	m	488	I	69	33,574	-
	Fitting	lot	1	I	24,000	24,000	-
	Hanger and support	lot	1	I	32,000	32,000	-
	Valve and accessories	lot	1	I	48,000	48,000	-
	Bore hole pump	set	12	I	20,000	240,000	-
	Water pump	set	8	I	32,000	256,000	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Booster pump	set	7	I	2,800	19,600	-
	Electrical Work	lot	1	I	128,000	128,000	-
	Drainge pump system						
	Pipe and accessories						
	GAL GRATING 300mm W	m	1,000	I	38	37,500	-
	GAL GRATING 400mm W	m	1,600	I	50	80,000	-
	Submersible pump	lot	1	I	2,400	2,400	-
	Valve & accessories	lot	1	I	4,000	4,000	-
	Fire protection system						
	Black steel pipe sch.40 seam						
	Ø 25 mm	m	936	I	6	5,316	-
	Ø 40 mm	m	468	I	6	2,658	-
	Ø 65 mm	m	262	I	18	4,611	-
	Ø 80 mm	m	187	I	18	3,291	-
	Ø 100 mm	m	289	I	31	8,838	-
	Ø 150 mm	m	2,172	I	57	124,238	-
	Ø 200 mm	m	331	I	79	26,215	-
	Ø 250 mm	m	92	I	92	8,464	-
	Fitting	lot	1	I	19,200	19,200	-
	Hanger and support	lot	1	I	25,600	25,600	-
	Valve and accessories	lot	1	I	37,600	37,600	-
	Breeching inlet	set	2	I	1,600	3,200	-
	Chloorination system	set	1	I	3,500	3,500	-
	Jockey pump	set	2	I	4,800	9,600	-
	Diesel pump	set	2	I	64,000	128,000	-
	Electrical work	lot	1	I	136,800	136,800	-
	Gas Novec system	m2	1	I	200,000	200,000	-
	Irrigation system	lot	1	I	209,242	209,242	-
	Water fountain and water feature system	lot	1	I	104,622	104,622	-
	Water treatment system						
	Filtration system	lot	1	I	377,933	377,933	-
	Reclaimed water system	lot	1	I	587,328	587,328	-
	Retention pump system						
	HDPE PN20						
	Ø 200 mm	m	55	I	66	3,652	-
	Ø 250 mm	m	22	I	104	2,288	-
	Ø 300 mm	m	187	I	163	30,518	-
	Retention pumps	set	6	I	14,400	86,400	-
	Fitting	lot	1	I	9,600	9,600	-
	Hanger and support and accessories	lot	1	I	8,000	8,000	-
	Waste water treatment system	lot	1	I	849,498	849,498	-
	Centrul fuel tank system	lot	1	I	433,760	433,760	-
3.0	**Air-conditioning & Ventilation System**						
	Water cooled chiller						
	Chiller 3165 KWR (900 TR)	set	1	I	368,000	368,000	-
	Chiller 4220 KWR(1200 TR)	set	4	I	496,000	1,984,000	-
	Water pump						
	Chiller water pump	set	12	I	11,200	134,400	-
	Condenser water pump	set	5	I	12,000	60,000	-
	Cooling tower	set	25	I	78,861	1,971,528	-
	Piping work and accessories						
	Black steel pipe sch.40 seamed						
	Ø 25 mm	m	167	I	5	802	-
	Ø 80 mm	m	81	I	17	1,361	-
	Ø 125 mm	m	415	I	43	17,928	-
	Ø 200 mm	m	720	I	95	68,544	-
	Ø 250 mm	m	872	I	144	125,568	-
	Ø 300 mm	m	604	I	160	96,640	-
	Ø 350 mm	m	646	I	172	111,112	-

PROJECT MATERIAL AND EQUIPMENT LIST-INFRA ME

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Ø 400 mm	m	117	I	200	23,400	-
	Ø 500 mm	m	430	I	250	107,328	-
	Ø 600 mm	m	153	I	360	55,080	-
	Ø 800 mm	m	490	I	480	235,200	-
	Fitting	lot	1	I	128,000	128,000	-
	Hanger and support	lot	1	I	168,000	168,000	-
	Insulation						
	Ø 25 mm	m	167	I	6	935	-
	Ø 80 mm	m	81	I	10	842	-
	Ø 125 mm	m	415	I	22	8,964	-
	Ø 200 mm	m	720	I	26	19,008	-
	Ø 250 mm	m	872	I	32	27,904	-
	Ø 300 mm	m	604	I	35	21,261	-
	Ø 350 mm	m	646	I	38	24,290	-
	Ø 400 mm	m	117	I	45	5,242	-
	Ø 500 mm	m	430	I	50	21,672	-
	Ø 600 mm	m	153	I	60	9,180	-
	Ø 800 mm	m	490	I	69	33,712	-
	Adhesive	lot	1	I	4,160	4,160	-
	Electrical work	lot	1	I	344,622	344,622	
	Total (INFRA ME)					15,314,223	-

PROJECT MATERIAL AND EQUIPMENT LIST-COMUNAL EXTERNAL WORKS AND LANDSCAPE

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
I	**Comunal external works and landscape**						
1.0	**Hardscape**						
1.1	Floor finishes						
	Sesame black colour (or) rustic yellow colour granite stone (ST1) 300 x 300 x 80 mm thick (or) 300 x 900 x 80 mm thick (or) 600 x 900 x 80 mm thick bush hammered finish with screed	m2	3,362	I	100	336,200	-
	Rustic yellow colour granite stone (ST2) 300 x 900 x 80 mm thick (or) 600 x 900 x 80 mm thick flamed finish with screed	m2	2,187	I	100	218,700	-
	Rustic yellow colour granite stone (ST3) 300 x 900 x 30 mm thick (or) 600 x 900 x 30 mm thick bush hammered finish with screed	m2	5,801	I	100	580,100	-
	Rustic yellow colour granite stone (ST4) 300 x 900 x 30 mm thick flame finish with screed	m2	190	I	100	19,000	-
	Beige colour limestone (ST5) 300 x 600 x 20 mm thick polished finish with screed	m2	9	I	50	450	-
	Beige colour limestone (ST6) 600 x 1000 mm thick various from 20-100mm polished finish with screed	m2	103	I	50	5,150	-
	300 mm width beige colour limestone (ST7)	m	101	I	30	3,030	-
	Beige colour limestone (ST8) 300 x 600 x 30 mm thick flamed finish with screed	m2	16	I	50	800	-
	Rustic yellow colour granite stone (ST10) 300 x 900 x 80 mm thick (or) 600 x 900 x 80 mm thick with screed	m2	362	I	100	36,200	-
	Dark grey colour loose pebbles (ST09) Ø 50 x 70 mm with screed		9	I	30	270	-
	Combination 50% CIELO 40% AZZURO 10% BLU AVIQ colour vague system square ceramic tile (CT1) 50 x 50 mm glossy surface finish with screed	m2	356	I	35	12,460	-
	Azzurro colour vogue system square ceramic tile (CT3) 50 x 50 mm anti-slip surface R10 finish with screed	m2	34	I	35	1,190	-
	Timber lock A-like colour ceramic tile (T1) 150 x 900 x 10 mm thick with screed	m2	183	I	35	6,405	-
1.2	Wall finishes						
	Light beige colour limestone (W3) 300 x 1000 x 20 mm thick (or) 200 x 1000 x 20 mm thick (or) 100 x 1000 x 20 mm thick flamed finish with screed	m2	1,080	I	50	54,000	-
	Light beige colour limestone (W3) 300 x 1000 x 20 mm thick (or) 200 x 1000 x 20 mm thick (or) 100 x 1000 x 20 mm thick flamed finish with screed	m2	18	I	30	540	-
	No specified wall finishes (W5)	m2	15	I	35	525	-
1.3	Wall coping						
	200 mm width light beige colour limestone (C1) 500 x 500 x 40 mm thick flamed finish with screed	m	58	I	30	1,740	-
	200 mm width light beige colour limestone (C2) 200 x 600 x 40 mm thick flamed finish with screed	m	1,462	I	30	43,860	-
1.4	Kerb						
	Sandy beige colour granite stone (K1) 300 x 450 x 200 mm thick flamed finish with screed	m	359	I	105	37,516	-
	Sandy beige colour granite stone (K2) 450 x 450 x 200 mm thick flamed finish with screed	m	423	I	105	44,204	-
1.5	Edging						
	3 mm thick SS 316 stainless steel brushed finish	m	26	I	5	130	-
1.6	Drainage						
	Planting pits to be laid with "Versicell" sub-surface drainage system inclusive of terram ici 500 filter fabric or similar. Cell drainage to be laid on all horizontal and vertical surfaces and bases of R.C planter by landscape contractor. Structural bases of all R.C planter to be screeded to fall to drainage outlets at minium 1:100 by Main Contractor. R.C planters to C & S engineers specification and details.	m2	3,566	I	45	160,470	-
	Ø 100 mm sealed pipe run below paving with all necessary support and bedding	m	225	I	10	2,250	-
	Ø 200 mm sealed pipe below slab with all necessary support and bedding	m	226	I	22	4,972	-
	Ø 200 mm HDPE proprietory perforated subsoil main pipe wrapped in 25 mm diameter clean gravel chips and filter fabric, polyfelt ts22 or similar	m2	547	I	22	12,034	-
	VERSITANK	m2	42	I	45	1,890	-
	Main external drainage	m2	433	I	25	10,825	-
	Minimum 100 mm Ø two drainage oulets per closed planters maximum @ 4000 mm on center provided by main contractor	No	284	I	10	2,840	-
1.7	Soil bodies						
	600 mm depth approved soil mix-A to natural ground	m3	841	L	11	-	9,247
	700 mm planting depth approved soil mix-B to overstructure planter with supply and installation of approved drainage mat and filter fabric	m3	9	L	11	-	100
	900 mm planting depth approved soil mix-B to overstructure planter with supply and installation of approved drainage mat and filter fabric	m3	45	L	11	-	495
	1000 mm planting depth approved soil mix-B to overstructure planter with supply and installation of approved drainage mat and filter fabric	m3	1,435	L	11	-	15,785
	1300 mm planting depth approved soil mix-B to overstructure planter with supply and installation of approved drainage mat and filter fabric	m3	394	L	11	-	4,333

PROJECT MATERIAL AND EQUIPMENT LIST-COMUNAL EXTERNAL WORKS AND LANDSCAPE

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	1500 mm planting depth approved soil mix-B to overstructure planter with supply and installation of approved drainage mat and filter fabric	m3	546	L	11	-	6,006
1.8	Green roof						
	Green roof	m2	240	L	25	-	6,000
1.9	MEP louver						
	MEP louver integrated with planter	m2	154	I	35	5,390	-
1.10	Boundary feature wall						
	Stone pattern module-1 comprising (1) Built in RC structure wall (2) 100 x 1000 mm thick limestone with screed (3) 200 x 1000 mm thick limestone with screed (4) 300 x 1000 x 30 mm thick limestone with screed (5) 500 x 1000 x 30 mm thick limestone with screed	m2	62	I	50	3,100	-
	Stone pattern module-2 comprising: (1) Built in RC structure wall (2) 100 x 1000 x 30 mm thick limestone with screed (3) 200 x 1000 x 30 mm thick limestone with screed (4) 400 x 1000 x 30 mm thick limestone with screed (5) 500 x 1000 x 30 mm thick limestone with screed	m2	62	I	50	3,100	-
1.11	Water feature wall						
	Water feature floor finishes with limestone and screed	m2	127	I	100	12,700	-
	Water feature wall module comprising: (1) Built in RC structure wall (2) 100 x 1000 mm limestone with screed (3) 200 x 1000 mm limestone with screed (4) 300 x 1000 x 30 mm thick limestone with screed (5) 110 x 1000 x 30 mm thick limestone with screed						
	Overall size 58000 x 1800 mm high	no	1	I	6,786	6,786	-
1.12	Green wall						
	Green wall comprising: (1) Greenology panels system with nano-fibre, geo-fabric and geo-mesh or approved equivalent (2) Removable bottom panel for maintenance access (3) Powder-coated aluminium drainage tray	m2	184	I	25	4,600	-
1.13	Kid's pool gate						
	Kid's pool gate comprising: (1) 100 x 30 mm thick hardwood hanrdrail (2) 10 mm Ø galvanised steel rod in powder coat finish (3) 15 mm thick main frame galvanised plate in powder coat finish						
	Overall size 5350 x 900 mm high	no	1	I	2,167	2,167	-
1.14	Screen & canopy						
	Screen & canopy comprising: (1) 15 mm thick main frame (type 1) galvaised M.S plate in powder coated finished at every three main frame intervals (2) 15 mm thick main frame (type 2) galvaised M.S plate in powder coated finished (3) 10 mm Ø galvanised M.S rod in powder coated finish	m2	102	I	250	25,500	-
1.15	Railing						
	900 mm high timber handrail with 15 mm thick galvanised M.S in powder coat finish	m	22	I	150	3,300	-
1.16	Pavilion						
	Pavilion comprising: (1) Natural hardwood with yellow balau (or) approved equivalent 25 x 50 mm (2) Hot-dip galvanised RHS steel structure, powder coated frame and steel rod	m2	503	I	55	27,665	-
	Sub Total (1.0)					1,692,058	41,966
2.0	**Softscape**						
2.1	Tree & Palms						
	Alsotonia Scholaris	no	126	L	42	-	5,326
	Agathis Alba	no	24	L	59	-	1,420
	Ficus Religiosa	no	22	L	42	-	930
	Delonix Regia	no	24	L	85	-	2,029
	Polyal Thia Longifolia	no	80	L	42	-	3,382
	Areca Catechu	no	26	L	25	-	659
	Bismarckia Nobilis	no	18	L	85	-	1,522
	Bismarckia Nobilis 'silver'	no	2	L	85	-	169
	Licuala cordata	no	7	L	685	-	4,793
	Shrubs Planting						
	Acalypha hispida	m2	13	L	137	-	1,731
	Aglaia odorata	m2	233	L	205	-	47,867

PROJECT MATERIAL AND EQUIPMENT LIST-COMUNAL EXTERNAL WORKS AND LANDSCAPE

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Alpinia purpurata 'Double red'	m2	9	L	205	-	1,797
	Alpinia purpurata Crinum spp (mix)	m2	135	L	205	-	27,788
	Asparagus densiflorus ' Sprengeri'	m2	78	L	685	-	53,701
	Asplenium ferns	m2	71	L	2,054	-	146,108
	Asplenium spp	m2	113	L	2,054	-	232,380
	Asplenium nidus 'Antiquum'	m2	88	L	2,054	-	181,295
	Asplenium nidus (massed ferns)	m2	37	L	2,054	-	76,638
	Calathea loeseneri	m2	39	L	2,054	-	80,952
	Carmona retusa	m2	74	L	205	-	15,151
	Carmona retusa 'Hedge'	m2	330	L	1,369	-	451,272
	Calathea rufibarba	m2	135	L	2,054	-	276,482
	Calathea warscewiczii	m2	64	L	1,369	-	87,998
	Clerodendrum thomsoniae	m2	14	L	685	-	9,339
	Clitoria ternatea	m2	60	L	685	-	41,130
	Crinum asiaticum	m2	142	L	205	-	29,156
	Cycas revoluta	m2	66	L	2,739	-	180,240
	Cycas revoluta 'Thumb'	m2	36	L	2,739	-	99,254
	Duranta erecta 'Alba'	m2	42	L	685	-	28,730
	Heliconia Jamaican dwarf	m2	46	L	685	-	31,284
	Hedychium coronarium	m2	100	L	685	-	68,771
	Hymenocallis spp	m2	60	L	685	-	40,767
	Hymenocallis speciosa	m2	35	L	685	-	23,965
	Ixora 'Super Queen'	m2	141	L	68	-	9,665
	Loropetalum chinense 'Rubrum'	m2	108	L	685	-	74,215
	Monstera deliciosa	m2	57	L	685	-	38,836
	Murraya Paniculata	m2	28	L	685	-	19,076
	Murraya Paniculata 'Hedge'	m2	79	L	2,054	-	161,760
	Nephrolepis exaltata	m2	8	L	685	-	5,238
	Pandanus 'Kota tinggi'	m2	142	L	685	-	97,186
	Philodendron selloum	m2	43	L	1,369	-	58,542
	Phyllanthus cochinchinensis	m2	154	L	685	-	105,375
	Spathiphyllum wallisii	m2	58	L	685	-	39,459
	Tabernaemontana dwarf	m2	27	L	685	-	18,596
	Vernonia (Trailing plant edge)	m2	26	L	685	-	17,686
	I. COMUNAL EXTERNAL					1,692,058	2,941,626

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
E	**Direct Works**						
1.0	Lighting control system						
	PC workstation	Set	1	I	1,334	1,334	-
	Lighting control panel	Set	11	I	1,920	21,120	-
	Local switch	Set	3	I	688	2,064	-
	UPS	Ea	1	I	400	400	-
	Automatic Voltage Stabilizer	Ea	3	I	480	1,440	-
	Support and accessories	Lot	1	I	2,000	2,000	-
	Wiring and raceways						
	THW 2.5 sq.mm	M	5,100	I	1	4,080	-
	UTP CAT 6	M	2,700	I	1	2,160	-
	EMT Ø 15mm	M	4,800	I	2	7,680	-
	Pull box, fitting support and accessories	Lot	1	I	2,400	2,400	-
	Sub Total (1.0)					44,678	-
2.0	Carpark Management System	Ls	1	I	464,000	464,000	-
	Sub Total (2.0)					464,000	-
3.0	Lift system including finishing [LIFT]						
	Passenger Lift : 24P (1600 kg) - CO - 25S/O - 2NS - 150m/min	No	4	I	129,360	517,440	-
	Passenger Lift : 21P (1600 kg) - CO - 6S/O - 150m/min	No	2	I	78,160	156,320	-
	Fire Service Lift : 30P (2000 kg) - CO - 28S/O - 120m/min	No	1	I	418,560	418,560	-
	Passenger Lift : 24P (1600 kg) - CO - 18S/O - 9NS - 150m/min	No	4	I	117,440	469,760	-
	Passenger Lift : 24P (1600 kg) - CO - 15S/O - 12NS - 150m/min - 1D/2G	No	3	I	120,800	362,400	-
	Service Lift: 24P (1600 kg) - 2S -28S/O - 120m/min	No	2	I	126,640	253,280	-
	Fire service Lift : 24P (1600 kg) - 2S - 28S/O - 120m/min	No	1	I	133,680	133,680	-
	Service Lift : 21P (1600 kg) - 2S - 60m/min - 1D/1G	No	2	I	83,440	166,880	-
	Passenger Lift: 8P (630 kg) - CO - 2S/O - 60m/min - 1D/1G	No	1	I	39,920	39,920	-
	Domestic Lift : 1000 kg - 2S/O - 45m/min	No	1	I	27,100	27,100	-
	Passenger Lift : 27P (1800 kg) - CO - 12S/O - 10NS - 240m/min	No	4	I	292,320	1,169,280	-
	Passenger Lift : 27P (1800 kg) - CO - 12S/O - 2NS - 240m/min	No	4	I	270,480	1,081,920	-
	Fire Service Lift : 24P (1600 kg) - 2S - 23S/O - 120m/min	No	2	I	118,160	236,320	-
	Passenger Lift : 24P (1600 kg) - CO - 12S/O - 10NS - 240m/min	No	4	I	230,240	920,960	-
	Passenger Lift : 24P (1600 kg) - CO - 12S/O - 2NS - 150m/min	No	4	I	165,360	661,440	-
	Fire Service Lift : 24P (1600 kg) - CO - 23S/O - 120m/min	No	2	I	114,240	228,480	-
	Passenger Lift : 21P (1600 kg) - CO - 2S/O - 60m/min	No	1	I	67,200	67,200	-
	Service Lift : 21P (1600 kg) - CO - 6S/O - 60m/min	No	3	I	85,680	257,040	-
	Passenger Lift : 18P (1350 kg) - CO - 6S/O - 60m/min (Observation Type	No	4	I	101,520	406,080	-
	Passenger Lift : 18P (1350 kg) - CO - 6S/O - 60m/min	No	2	I	77,520	155,040	-
	Passenger Lift (Anchor Lift) : 18P (1350 kg) - CO - 4S/O - 60m/min	No	1	I	71,520	71,520	-
	Service Lift : 21P (1600 kg) - CO - 6S/O - 60m/min	No	3	I	77,520	232,560	-
	Service Lift : 21P (1600 kg) - 2S - 6S/O - 60m/min	No	2	I	77,440	154,880	-
	Service Lift (Through Type): 21P (1600 kg) - CO - 6S/O - 60m/min	No	1	I	74,880	74,880	-
	Sub Total (3.0)					8,262,940	-
4.0	Escalator System including finishing [ESCALATOR]						
	4025mm-30˚- 30m/min	No	2	I	49,520	99,040	-
	5940mm-30˚- 30m/min	No	6	I	58,640	351,840	-
	4620mm-30˚- 30m/min	No	14	I	52,720	738,080	-
	Sub Total (4.0)					1,188,960	-
5.0	Furnishing, furniture and equipment (FF&E)						
5.1	Public Area						
	Retail, Tower 1,Tower 3 & Tower 4	Ls	1	I	392,000	392,000	-
	Tower 2						
	LEVEL 1 - MAIN LOBBY, HAVEN LOUNGE, DAILY TREATS AND FIVE SENSES						
	HOTEL AND APARTMENT LIFT LOBBY, LOBBY & ENTRY						
	Light fixture (IT)	no	1	I	1,000	1,000	-
	IT desk (IT)	no	2	I	5,000	10,000	-
	IT chair (IT)	no	4	I	1,800	7,200	-
	Sofa (IT)	no	1	I	3,500	3,500	-
	Coffee table-1 (IT)	no	1	I	1,000	1,000	-
	lounge chair-1 (IT)	no	2	I	300	600	-
	Floor lamp (IT)	no	2	I	500	1,000	-
	Round table-1 (IT)	no	1	I	300	300	-
	Lounge chair-2 (IT)	no	3	I	1,000	3,000	-
	Modular seating (IT)	no	3	I	1,000	3,000	-
	Side table (IT)	no	2	I	1,000	2,000	-
	Pendant light (IT)	no	1	I	200,000	200,000	-
	Pendant light (Reception/ conceirge)	no	8	I	650	5,200	-
	Pendant light (hotel lift lobby)	no	1	I	200,000	200,000	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Pendant light (apartment lift lobby)	no	1	I	200,000	200,000	-
	DAILY TREATS						
	Pendant light (counter)	no	4	I	650	2,600	-
	Pendant light	no.	1	I	150,000	150,000	-
	Swivel barstool	no	5	I	300	1,500	-
	Lounge chair-2	no	4	I	250	1,000	-
	Coffee table-1	no	4	I	750	3,000	-
	Lounge chair -1	no	10	I	250	2,500	-
	Chair-1	no	8	I	250	2,000	-
	Table-1	no	2	I	350	700	-
	Chair-2	no	4	I	200	800	-
	Table-2	no	1	I	350	350	-
	HAVEN LOUNGE						
	Decorative pendant light	no	1	I	150,000	150,000	-
	Art sculpture	no	1	I	1,000	1,000	-
	Lounge chair-1	no	8	I	300	2,400	-
	Coffee table-3	no	2	I	1,000	2,000	-
	Coffee table-1	no	2	I	600	1,200	-
	Lounge chair-2	no	8	I	1,000	8,000	-
	Sofa-2	no	4	I	3,500	14,000	-
	Coffee table-2	no	4	I	2,000	8,000	-
	Lounge chair-1	no	8	I	300	2,400	-
	Side table-2	no	5	I	500	2,500	-
	Floor lamp	no	2	I	500	1,000	
	Sofa-1	no	2	I	3,500	7,000	
	Coffee table-1	no	2	I	600	1,200	-
	Lounge chair-3	no	4	I	1,000	4,000	-
	Lounge chair-1	no	4	I	300	1,200	-
	Table lamp	no	4	I	300	1,200	-
	Side table-1	no	4	I	300	1,200	-
	Coffee table-4	no	3	I	800	2,400	-
	Lounge chair-2	no	12	I	1,000	12,000	-
	Round table	no	3	I	800	2,400	-
	Lounge chair-4	no	7	I	1,000	7,000	-
	Sofa-2	no	1	I	3,500	3,500	-
	Coffee table-2	no	1	I	2,000	2,000	-
	Lounge chair-1	no	2	I	300	600	-
	Side table-1	no	2	I	300	600	-
	Table lamp	no	1	I	300	300	-
	Floor lamp	no	1	I	500	500	-
	Lounge chair-2	no	4	I	1,000	4,000	-
	Side table-2	no	4	I	800	3,200	-
	Sofa-3	no	1	I	5,000	5,000	-
	Side table-2	no	3	I	500	1,500	-
	Lounge chair-5	no	3	I	700	2,100	-
	Floor lamp	no	1	I	500	500	-
	Side table-1	no	2	I	300	600	-
	Lounge chair-5	no	2	I	700	1,400	
	Decorative screen	no	4	I	3,000	12,000	-
	Greeter	no	1	I	3,500	3,500	-
	Swivel barstool	no	15	I	300	4,500	-
	FIVE SENSES						
	Opium bed	no	1	I	3,000	3,000	-
	Side table	no	1	I	500	500	-
	Table lamp	no	1	I	500	500	-
	Chair-4	no	4	I	600	2,400	-
	Chair-3	no	20	I	600	12,000	-
	Table-2	no	2	I	1,200	2,400	-
	Chair-3	no	12	I	600	7,200	-
	Table-2	no	1	I	1,600	1,600	-
	Sofa	no	1	I	3,000	3,000	-
	Coffee table	no	1	I	1,000	1,000	-
	Lounge chair	no	1	I	1,000	1,000	-
	Chair-3	no	22	I	600	13,200	-
	Table-2	no	2	I	1,600	3,200	-
	Table-1	no	4	I	1,000	4,000	-
	Chair-2	no	18	I	800	14,400	-
	Chair-1	no	16	I	800	12,800	-
	Table-1	no	4	I	1,000	4,000	-
	Light fixture-1	no	6	I	1,500	9,000	-
	Light fixture-2	no	14	I	1,000	14,000	-
	Decorative screen	no	1	I	8,000	8,000	-
	Display cabinet	no	1	I	2,000	2,000	-
	LEVEL 3 - BALLROOMS AND FUNCTION ROOMS						
	TANGENT						
	Workstations	no	4	I	500	2,000	-
	Meeting room table	no	1	I	3,000	3,000	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Meeting room chair	no	4	I	1,800	7,200	-
	Desk chair	no	4	I	1,800	7,200	-
	Guest chair	no	1	I	300	300	-
	VIP/ BRIDAL ROOM						
	Table lamp	no	1	I	300	300	-
	Side table	no	1	I	200	200	-
	Lounge chair	no	2	I	800	1,600	-
	Floor lamp	no	1	I	500	500	-
	Coffee table	no	1	I	1,000	1,000	-
	Sofa	no	1	I	3,000	3,000	-
	Decorative light	no	1	I	100,000	100,000	-
	BOARD / FUNCTION / MEETING ROOM						
	Function room table -foldable with castors	no.	12	I	800	9,600	-
	Function room chair	no.	60	I	1,800	108,000	-
	Boardroom table	no.	1	I	3,000	3,000	-
	Boardroom chair	no.	18	I	2,500	45,000	-
	Lounge chair	no.	2	I	300	600	-
	Side table	no.	1	I	300	300	-
	Display cabinet	no.	1	I	800	800	-
	Light fixture-1	lot	1	I	500,000	500,000	-
	SERVICE AREA						
	Bench	no.	2	I	3,000	6,000	-
	Coffee table	no.	1	I	1,000	1,000	-
	Light fixture-2	lot	1	I	500,000	500,000	-
	PREFUNCTION						
	Light fixture-2	lot	1	I	500,000	500,000	-
	BALLROOM						
	Light fixture-2	lot	1	I	2,000,000	2,000,000	-
	LEVEL 4- SPA/GYM RECEPTION						
	KIDS CLUB						
	Table & chair set-2	set	1	I	3,500	3,500	-
	Table & chair set-1	set	1	I	2,000	2,000	-
	Office chair	no.	1	I	300	300	-
	Modular sofa	set	1	I	3,000	3,000	-
	Treehouse	no.	1	I	50,000	50,000	-
	GYM/YOGA						
	Bench	no.	1	I	500	500	-
	SPA						
	Side table-1	no.	3	I	1,500	4,500	-
	Lounge chair-1	no.	4	I	1,000	4,000	-
	Coffee table	no.	2	I	1,000	2,000	-
	Floor lamp	no.	1	I	500	500	-
	Chair	no.	6	I	450	2,700	-
	Table	no.	3	I	750	2,250	-
	Lounge chair-2	no.	8	I	1,000	8,000	-
	Side table-2	no.	7	I	500	3,500	-
	Treatment bed	no.	8	I	8,000	64,000	-
	Manicure and pedicure	no.	4	I	10,000	40,000	-
	Chaise lounge	no.	6	I	1,200	7,200	-
	Side table-2	no.	6	I	500	3,000	-
	Manager workstation	no.	1	I	1,500	1,500	-
	Manager chair	no.	1	I	500	500	-
	Manager room guest chair	no.	2	I	500	1,000	-
	MALE AND FEMALE CHANGING ROOM						
	Bench	no.	5	I	500	2,500	-
	LEVEL 5- CLUB						
	SEASONAL TASTE						
	Light fixture-4 at Desserts & Cold counter	no.	70	I	650	45,500	-
	Light fixture-1 (a set of 8)	set	10	I	44,000	440,000	-
	Dining chair-1	no.	61	I	350	21,350	-
	Dining table-1	no.	44	I	500	22,000	-
	Side board	no.	4	I	1,000	4,000	-
	Dining chair-2	no.	116	I	300	34,800	-
	Dining table-2	no.	21	I	1,000	21,000	-
	Dining char-3	no.	26	I	400	10,400	-
	Dining table-3	no.	1	I	2,000	2,000	-
	Dining table-3 Top	no.	1	I	6,000	6,000	-
	Light fixutre-3	no.	1	I	60,000	60,000	-
	Bar stool	no.	8	I	350	2,800	-
	Light fixture-2	no.	7	I	10,000	70,000	-
	Dining chair-4	no.	14	I	350	4,900	-
	Banquette	set	1	I	18,000	18,000	-
	ALFRESCO						
	Sofa	no.	4	I	2,000	8,000	-
	Armchair	no.	8	I	550	4,400	-
	Lounge chair	no.	9	I	350	3,150	-
	Coffee table-1	no.	1	I	1,000	1,000	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Light fixture	no.	8	I	1,000	8,000	-
	Dining chair-1	no.	34	I	300	10,200	-
	Dining table-1	no.	6	I	3,000	18,000	-
	Dining table-2	no.	20	I	350	7,000	-
	Dining chair-2	no.	57	I	300	17,100	-
	Sofa-1	no.	5	I	3,000	15,000	-
	Coffee table-2	no.	1	I	850	850	-
	Dining table-3	no.	1	I	800	800	-
	WESTIN CLUB						
	Light fixture-2	no.	1	I	6,000	6,000	-
	Conference table	no.	1	I	5,000	5,000	-
	Chair-3	no.	10	I	300	3,000	-
	Chair-1	no.	47	I	350	16,450	-
	Sofa	no.	3	I	3,000	9,000	-
	Lounge chair-1	no.	6	I	1,000	6,000	-
	Coffee table	no.	3	I	850	2,550	-
	Side table	no.	4	I	400	1,600	-
	Table lamp	no.	6	I	750	4,500	-
	Chair-2	no.	8	I	400	3,200	-
	Dining table-1	no.	22	I	500	11,000	-
	Lounge chair-2	no.	4	I	1,000	4,000	-
	Dining table-2	no.	11	I	800	8,800	-
	Floor lamp	no.	2	I	500	1,000	-
	Light fixture-1	no.	6	I	750	4,500	
	Sofa-1	no.	11	I	2,000	22,000	
	Display table (console)	no.	3	I	800	2,400	-
	LOBBY, TOILET, & POOL DECK						
	Side table	no.	3	I	500	1,500	-
	Sun lounger	no.	15	I	200	3,000	-
	Outdoor umbrella	no.	15	I	2,000	30,000	-
	Chair-1	no.	24	I	300	7,200	-
	Table	no.	12	I	300	3,600	-
	Table light	no.	12	I	50	600	-
	Chair-2	no.	24	I	300	7,200	-
	Gondola-1	no.	2	I	5,000	10,000	-
	Gondola-2	no.	2	I	5,000	10,000	-
	Light fixture	no.	8	I	300	2,400	-
	Bean bag	no.	4	I	50	200	-
	LEVEL 25						
	GRANGE GRILL						
	Entrance artwork	no.	1	I	8,000	8,000	-
	Artwork-1	no.	1	I	8,000	8,000	-
	Artwork-2	no.	1	I	8,000	8,000	-
	Lounge chair	no.	5	I	1,000	5,000	-
	Table lamp	no.	2	I	500	1,000	-
	Side table	no.	2	I	400	800	-
	Side board	no.	4	I	3,500	14,000	-
	Light fixture-2	no.	2	I	1,000	2,000	
	Chair-3	no.	14	I	800	11,200	-
	Conference table	no.	2	I	10,000	20,000	-
	Light fixture-1	no.	9	I	1,000	9,000	-
	Dining table	no.	9	I	2,000	18,000	-
	Chair-2	no.	6	I	500	3,000	-
	Chair-1	no.	6	I	400	2,400	-
	Sofa	no.	6	I	5,000	30,000	-
	Lounge chair	no.	12	I	1,000	12,000	-
	Coffee table	no.	6	I	1,500	9,000	-
	Console	no.	3	I	2,000	6,000	-
	Floor lamp	no.	6	I	1,500	9,000	-
	Greeter	no.	1	I	3,500	3,500	-
	LIFT LOBBY , HOTEL ENTRY						
	Light fixture	lot	1	I	1,000,000	1,000,000	-
	LEVEL 26 - ROOF TOP BAR						
	Greeter	no.	1	I	3,500	3,500	-
	Light fixture-1	no.	1	I	200,000	200,000	-
	Chair-1	no.	6	I	300	1,800	-
	Table	no.	8	I	500	4,000	-
	Chair-2	no.	12	I	400	4,800	-
	Console	no.	1	I	8,000	8,000	-
	Lounge chair-1	no.	4	I	800	3,200	-
	Coffee table-1	no.	5	I	1,200	6,000	-
	Lounge chair-2	no.	16	I	600	9,600	-
	Sofa	no.	1	I	3,500	3,500	-
	Coffee table-2	no.	1	I	800	800	-
	Lounge chair-3	no.	2	I	1,000	2,000	-
	Bar stool	no.	22	I	450	9,900	-
	Sofa-1	no.	16	I	1,800	28,800	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Lounge chair-1	no.	32	I	800	25,600	-
	Coffee table-1	no.	16	I	800	12,800	-
	Lounge chair-2	no.	16	I	300	4,800	-
	Coffee table-2	no.	4	I	500	2,000	-
	Sofa-2	no.	1	I	3,500	3,500	-
	Dining table-1	no.	2	I	500	1,000	-
	Dining chair-1	no.	18	I	200	3,600	-
	Dining table-2	no.	8	I	500	4,000	-
5.2	Service Apartment						
	LEVEL 6 - 13						
	Desk chair	no.	128	I	1,800	230,400	-
	Desk light	no.	128	I	220	28,160	-
	Wall light	no.	128	I	250	32,000	-
	Pendant light	no.	160	I	350	56,000	-
	Bedside table -1	no.	128	I	480	61,440	-
	Bedside table - 2	no.	96	I	350	33,600	-
	Armchair & Ottoman	no.	90	I	1,100	99,000	-
	Side table - 2	no.	148	I	400	59,200	-
	Reading Light	no.	90	I	350	31,500	-
	Sofa	no.	90	I	2,000	180,000	-
	Coffee table	no.	90	I	1,000	90,000	-
	Armchair	no.	134	I	500	67,000	-
	Side table - 1	no.	96	I	500	48,000	-
	Table lamp	no.	96	I	300	28,800	-
	Floor lamp	no.	90	I	500	45,000	-
	Light fixture	no.	90	I	1,000	90,000	-
	Dining chair	no.	372	I	500	186,000	-
	Dining table	no.	90	I	1,000	90,000	-
	Side table	no.	26	I	300	7,800	-
	High Stool	no.	18	I	350	6,300	-
	Bench	no.	64	I	800	51,200	-
5.3	Hotel Units						
	LEVEL 14 to LEVEL 25						
	Armchair with ottoman - SR	no.	250	I	1,100	275,000	-
	Armchair & Ottoman - 1	no.	6	I	1,100	6,600	-
	Sidetable	no.	268	I	300	80,400	-
	Sidetable-1	no.	30	I	500	15,000	-
	Side table 2	no.	24	I	300	7,200	-
	Desk Lamp	no.	274	I	220	60,280	-
	Desk Light	no.	6	I	220	1,320	-
	Desk Chair	no.	280	I	1,800	504,000	-
	Bedside table -1	no.	280	I	128	35,840	-
	Wall Light	no.	280	I	128	35,840	-
	Bedside Table -2	no.	280	I	96	26,880	-
	Pendant Light	no.	280	I	160	44,800	-
	Sofa 1 - JS	no.	24	I	3,000	72,000	-
	Sofa - ES	no.	6	I	4,500	27,000	-
	Table lamp	no.	24	I	300	7,200	-
	Coffee table	no.	30	I	800	24,000	-
	Armchair	no.	36	I	500	18,000	-
	Dining table - ES	no.	6	I	800	4,800	-
	Dining Chair - ES	no.	36	I	300	10,800	-
	Sideboard - ES	no.	6	I	1,000	6,000	-
	Vanity chair	no.	6	I	300	1,800	-
	Chaise Lounge	no.	6	I	800	4,800	-
	Reading Light - ES	no.	6	I	500	3,000	-
	Light Fixture - ES	no.	6	I	1,000	6,000	-
	LEVEL 23 - Presidential Suite						
	Lounge chair 1 & Ottoman - PS	no.	2	I	1,000	2,000	-
	Lounge chair 1 - PS	no.	2	I	500	1,000	-
	Table 2 - PS	no.	1	I	1,800	1,800	-
	Sofa 3 - PS	no.	1	I	3,000	3,000	-
	Coffee table 1 - PS	no.	2	I	800	1,600	-
	Light Fixture 1 - PS	no.	1	I	5,000	5,000	-
	Side Board 1 - PS	no.	1	I	1,000	1,000	-
	Dining table - 1 - PS	no.	1	I	2,500	2,500	-
	Dining Chair - 1 - PS	no.	10	I	500	5,000	-
	Treatment Bed - PS	no.	1	I	8,000	8,000	-
	Lounge Chair 2 - PS	no.	1	I	300	300	-
	Armchair	no.	3	I	500	1,500	-
	Side table 3	no.	4	I	1,000	4,000	-
	Lounge chair & ottoman 2 - PS	no.	1	I	1,000	1,000	-
	Floor lamp 2 - PS	no.	1	I	800	800	-
	Coffee table 2 - PS	no.	1	I	2,000	2,000	-
	Sofa 2 - PS	no.	1	I	3,500	3,500	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Table Lamp - 1	no.	2	I	300	600	-
	Desk chair 1	no.	4	I	1,800	7,200	-
	Writing Table 1 - PS	no.	2	I	500	1,000	-
	Ottoman 1 - PS	no.	1	I	800	800	-
	Side Table 5	no.	2	I	300	600	-
	Table lamp 2	no.	2	I	300	600	-
	Lounge chair 3 - PS	no.	1	I	500	500	-
	Side table 4	no.	1	I	500	500	-
	Armchair & Ottoman - 1	no.	1	I	1,000	1,000	-
	Floor lamp 1 - PS	no.	1	I	500	500	-
5.4	Kitchen equipment						
	Kitchen equipment	ls	1	I	160,000	160,000	-
	Sauna and steam	ls	1	I	16,000	16,000	-
	B01 - CAFETERIA						
	Daily Store / Preparation						
	Insect Trap	Ea	1	I	400	400	-
	High Storage Cabinet, 4 Hinge Doors	Ea	1	I	1,212	1,212	-
	Upright Freezer, 2 Doors	Ea	1	I	2,424	2,424	-
	Upright Refrigerator, 4 Solid Doors	Ea	1	I	2,878	2,878	-
	Sink Table, 2 Bowls	Ea	1	I	1,151	1,151	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Poly Cutting Board	Ea	1	I	200	200	-
	UV Knife Sterilization Cabinet	Ea	1	I	454	454	
	1-Tier Wall Shelf	Ea	1	I	200	200	
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Cafeteria Kitchen						
	Hand Wash Basin w/ Infrared Faucet, Towel Dispenser, Soap Dispenser & Dust Bin	Ea	1	I	600	600	-
	Counter Top Refrigerator, 3 Doors	Ea	1	I	2,030	2,030	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Open Cabinet	Ea	1	I	600	600	-
	Gas Noodle Range	Ea	1	I	9,000	9,000	-
	Cabinet w/ Cold Pan & Hinge Door	Ea	1	I	1,606	1,606	-
	Hatch Shelf	Ea	1	I	272	272	-
	4-Open Burner Range on Open Base	Ea	1	I	6,500	6,500	-
	2-Wok Range	Ea	1	I	5,700	5,700	-
	1-Stock Pot Stove	Ea	1	I	1,610	1,610	-
	3-Deck Automatic Electric Rice Cooker	Ea	1	I	5,485	5,485	-
	Extraction Hood w/ Supply Air Return & UV System	Ea	1	I	25,000	25,000	-
	Fire Suppression System for # SKB-017	Ea	1	I	12,000	12,000	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	SS. Wall Cladding	Ea	1	I	666	666	-
	Cafeteria						
	Tray & Cutlery Trolley	Ea	1	I	2,000	2,000	-
	Cabinet w/ Hinge Door	Ea	1	I	700	700	-
	Sneeze Guard	Ea	1	I	727	727	-
	Cabinet w/ Hinge Door	Ea	1	I	700	700	
	Drop-In Round Heated Well	Ea	1	I	700	700	-
	Drop-In Round Heated Well	Ea	1	I	700	700	-
	4-Food Warming Cabinet w/ Hinge Door	Ea	1	I	1,350	1,350	-
	Tray Slide (Granite Top)	Ea	1	I	200	200	-
	Cabinet w/ Cold Pan & Hinge Door	Ea	1	I	1,606	1,606	-
	Cabinet w/ Cold Pan & Hinge Door	Ea	1	I	1,606	1,606	-
	Sneeze Guard	Ea	1	I	727	727	-
	Cabinet w/ Hinge Door	Ea	1	I	700	700	-
	Tray Slide (Granite Top)	Ea	1	I	200	200	-
	Tray Slide (Granite Top)	Ea	1	I	200	200	-
	Cabinet w/ Hinge Door	Ea	1	I	700	700	-
	Coffee Brewer	Ea	1	I	2,818	2,818	-
	Water Filter	Ea	1	I	340	340	-
	Beverage Dispenser	Ea	1	I	1,680	1,680	-
	Cabinet w/ Hinge Door for Syrup Tank	Ea	1	I	939	939	-
	Ice / Beverage Dispenser	Ea	1	I	7,759	7,759	-
	Ice Cube Machine	Ea	1	I	2,500	2,500	-
	Water Filter w/ Pre-Filter & UV System	Ea	1	I	450	450	-
	Hot & Cold Water Dispenser	Ea	1	I	969	969	-
	Insect Trap	Ea	1	I	400	400	-
	Air Curtain	Ea	1	I	1,400	1,400	-
	Dish / Pot Wash						
	Air Curtain	Ea	1	I	1,400	1,400	-
	Insect Trap	Ea	1	I	400	400	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Dirty Dish Table w/ Pre-Rinse Unit	Ea	1	I	2,300	2,300	-
	Over Rack Shelf	Ea	1	I	363	363	-
	Mobile Garbage Bin, Lift-Off Lid	Ea	1	I	370	370	-
	Dish Washer	Ea	1	I	5,000	5,000	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Condensate Canopy w/ Supply Air Return	Ea	1	I	900	900	-
	Clean Dish Table w/ Rack Slide	Ea	1	I	575	575	-
	Slanted Wall Rack Shelf	Ea	1	I	195	195	-
	Pot Wash Sink, 3 Bowls	Ea	1	I	1,666	1,666	-
	Pot Rail	Ea	1	I	333	333	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Hose Reel	Ea	1	I	1,810	1,810	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	550	1,100	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	L01 - RECEIVING						
	Loading / Unloading Platform						
	Air Curtain	Ea	3	I	1,400	4,200	-
	Air Curtain	Ea	1	I	900	900	-
	Insect Trap	Ea	1	I	400	400	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Receiving / Pre-Wash Area						
	Insect Trap	Ea	1	I	400	400	-
	Platform Trolley	Ea	1	I	393	393	-
	Utility Cart	Ea	1	I	363	363	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Platform Scale	Ea	1	I	1,850	1,850	-
	Hand Wash Basin w/ Infrared Faucet, Towel Dispenser, Soap Dispenser & Dust Bin	Ea	1	I	600	600	-
	Hose Reel	Ea	1	I	1,810	1,810	-
	Work Table	Ea	1	I	350	350	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Sink Table, 3 Bowls w/ Pre-Rinse Unit	Ea	1	I	1,800	1,800	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Ice Flake Machine	Ea	1	I	3,400	3,400	-
	Ice Bin	Ea	1	I	1,000	1,000	-
	Water Filter w/ Pre-Filter & UV System	Ea	1	I	500	500	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Mobile Work Table	Ea	1	I	600	600	-
	L01 - GARBAGE ROOM						
	Can Wash Area						
	Air Curtain	Ea	1	I	900	900	-
	Hand Wash Basin w/ Infrared Faucet, Towel Dispenser, Soap Dispenser & Dust Bin	Ea	1	I	600	600	-
	Hose Reel	Ea	1	I	1,810	1,810	-
	Plastic Dunnage Rack	Ea	1	I	80	80	-
	Bin Washer / Sanitizer	Ea	1	I	5,100	5,100	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Sorting Area						
	Work Table	Ea	1	I	350	350	-
	Sorting Sink Table, 2 Bowls	Ea	1	I	1,300	1,300	-
	Mobile Garbage Bin, Lift-Off Lid	Ea	1	I	370	370	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Floor Gully w/ Grating (Type D)	Ea	1	I	480	480	-
	Insect Trap	Ea	1	I	400	400	-
	Air Curtain	Ea	1	I	900	900	-
	Floor Channel & Gully w/ Grating (Type D)	Lot	1	I	480	480	-
	Wet Garbage Chiller						
	Cold Room No. CR-01 Wet Garbage Chiller	Lot	1	I	23,324	23,324	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	Trolley / Cart Wash						
	Hose Reel	Ea	1	I	1,810	1,810	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Janitor Room						
	Mop Sink	Ea	1	I	727	727	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Mop Hanger	Ea	1	I	121	121	-
	4-Tier Polymer Plain Shelf	Ea	1	I	565	565	-
	L01 - F&B STORAGE						
	General Chiller						
	Cold Room No. CR-02 General Chiller	Lot	1	I	16,600	16,600	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	400	800	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	400	800	-
	General Freezer						
	Cold Room No. CR-03 General Freezer	Lot	1	I	14,161	14,161	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	4-Tier Polymer Slotted Shelf	Ea	1	I	500	500	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	500	500	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	Beverage Store						
	4-Tier Polymer Plain Shelf	Ea	2	I	565	1,130	-
	4-Tier Polymer Plain Shelf	Ea	3	I	744	2,232	-
	4-Tier Polymer Plain Shelf	Ea	10	I	651	6,510	-
	Plastic Dunnage Rack	Ea	2	I	80	160	-
	Plastic Dunnage Rack	Ea	1	I	80	80	-
	Plastic Dunnage Rack	Ea	1	I	80	80	-
	Plastic Dunnage Rack	Ea	1	I	80	80	-
	Beverage Chiller						
	Cold Room No. CR-04 Beverage Chiller	Lot	1	I	26,656	26,656	-
	Floor Channel & Gully w/ Grating (Type D)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	4-Tier Polymer Slotted Shelf	Ea	3	I	450	1,350	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	500	1,000	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	500	500	-
	Dry Food Store						
	Plastic Dunnage Rack	Ea	3	I	80	240	
	4-Tier Polymer Plain Shelf	Ea	14	I	744	10,416	
	Plastic Dunnage Rack	Ea	3	I	80	240	-
	General Store (Non-Food Items)						
	Plastic Dunnage Rack	Ea	4	I	80	320	-
	4-Tier Polymer Plain Shelf	Ea	17	I	744	12,648	-
	4-Tier Polymer Plain Shelf	Ea	3	I	651	1,953	-
	Kitchen Chemical Store						
	4-Tier Polymer Plain Shelf	Ea	2	I	565	1,130	-
	4-Tier Polymer Plain Shelf	Ea	6	I	744	4,464	-
	4-Tier Polymer Plain Shelf	Ea	2	I	565	1,130	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Compressor Room						
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	L01 - FLOWER ROOM						
	Flower Room						
	Hand Wash Basin w/ Infrared Faucet, Towel Dispenser, Soap Dispenser & Dust Bin	Ea	1	I	600	600	-
	Work Table	Ea	1	I	350	350	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Sink Table, 2 Bowls	Ea	1	I	1,151	1,151	-
	Work Table	Ea	1	I	350	350	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	
	Work Table w/ Drawer	Ea	1	I	800	800	
	Work Table	Ea	1	I	350	350	-
	Flower Chiller						
	Cold Room No. CR-05 Flower Chiller	Lot	1	I	13,328	13,328	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	450	900	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	450	900	-
	L01 - HEAVEN LOUNGE						
	Daily Treats						
	Insect Trap	Ea	1	I	400	400	-
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Open Cabinet	Ea	1	I	600	600	-
	Water Boiler	Ea	1	I	1,070	1,070	-
	Espresso Coffee Machine w/ Cup Warmer & Refrigerator	Ea	1	I	19,000	19,000	-
	Undercounter Ice Cube Machine	Ea	1	I	2,500	2,500	-
	Water Filter w/ Pre-Filter & UV System	Ea	1	I	480	480	-
	Cabinet w/ Rack Slide	Ea	1	I	800	800	-
	Wall Cabinet w/ Sliding Door	Ea	2	I	848	1,696	-
	Hot Towel Cabinet	Ea	1	I	424	424	-
	Cold Towel Cabinet	Ea	1	I	818	818	-
	Corner Filler Top	Ea	1	I	175	175	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Undercounter Glass Washer	Ea	1	I	2,400	2,400	-
	Upright Beverage Refrigerator, 2 Full Solid Doors	Ea	1	I	2,666	2,666	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Heaven Lounge Bar						
	Low Cabinet w/ Drawer	Ea	1	I	606	606	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Bottle Cooler, 2 Glass Doors	Ea	1	I	1,969	1,969	-
	Bottle Cooler, 3 Glass Doors	Ea	1	I	4,130	4,130	-
	Cabinet w/ Built-In Hand Wash Sink (Square Shape) & Hinge Door	Ea	1	I	900	900	-
	Electronic Sensor Faucet for # LBB-004	Ea	1	I	410	410	-
	Soap Dispenser	Ea	1	I	250	250	-
	Paper Towel Dispenser	Ea	1	I	150	150	-
	Waste Bin	Ea	1	I	100	100	-
	Waste Bin	Ea	1	I	100	100	-
	Cabinet w/ Hinge Door	Ea	1	I	700	700	-
	Undercounter Freezer, 1 Solid Door	Ea	1	I	1,850	1,850	-
	Cocktail Unit w/ Speed Rail	Ea	1	I	1,200	1,200	-
	Blender Station w/ Built-In Sink & Hinge Door	Ea	1	I	1,200	1,200	-
	Mixing Faucet for # LBB-013	Ea	1	I	287	287	-
	Blender In Counter	Ea	1	I	2,187	2,187	-
	Poly Cutting Board	Ea	1	I	200	200	-
	Waste Bin	Ea	1	I	100	100	-
	Waste Bin	Ea	1	I	100	100	-
	Undercounter Refrigerator, 1 Solid Door	Ea	1	I	1,670	1,670	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	L01 - CHINESE RESTAURANT						
	Food & Beverage Store						
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	High Storage Cabinet, 4 Hinge Doors	Ea	1	I	1,212	1,212	-
	Upright Beverage Refrigerator, 2 Full Solid Doors	Ea	1	I	2,666	2,666	-
	Upright Freezer, 2 Doors	Ea	1	I	2,424	2,424	-
	Upright Refrigerator, 4 Solid Doors	Ea	1	I	2,878	2,878	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Chinese Kitchen						
	Insect Trap	Ea	1	I	400	400	-
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Open Cabinet	Ea	1	I	600	600	-
	Electric Rice Cooker, 10 lt.	Ea	1	I	181	181	-
	Counter Top Refrigerator, 1 Door & 4 Drawers	Ea	1	I	3,430	3,430	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Counter Top Refrigerator, 1 Door & 4 Drawers	Ea	1	I	3,430	3,430	-
	Counter Top Refrigerator, 1 Door & 2 Drawers	Ea	1	I	2,650	2,650	-
	Plate Warming Cabinet w/ Sliding Door	Ea	1	I	1,272	1,272	-
	SS. Single Piece Top	Ea	1	I	150	150	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Ceramic Infra-Red Strip Heater w/ Light	Ea	1	I	1,400	1,400	-
	Ceramic Infra-Red Strip Heater w/ Light	Ea	1	I	1,400	1,400	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	2-Stock Pot Stove	Ea	1	I	3,340	3,340	-
	4-Open Flame Range	Ea	1	I	3,390	3,390	-
	1-Kwali Range	Ea	1	I	6,430	6,430	-
	2-Kwali Range	Ea	1	I	11,000	11,000	-
	3-Deck Gas Steaming Cabinet	Ea	1	I	10,200	10,200	-
	SS. Wall Cladding	Ea	1	I	666	666	-
	Extraction Hood w/ Supply Air Return & UV System	Ea	1	I	33,365	33,365	-
	Fire Suppression System for # CHB-035	Ea	1	I	9,000	9,000	-
	Cold Kitchen						
	Hand Wash Basin w/ Infrared Faucet, Towel Dispenser, Soap Dispenser & Dust Bin	Ea	1	I	600	600	-
	Open Cabinet	Ea	1	I	600	600	-
	Counter Top Refrigerator, 1 Door & 4 Drawers	Ea	1	I	3,430	3,430	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Corner Filler Top	Ea	1	I	175	175	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Counter Top Refrigerator, 1 Door & 4 Drawers	Ea	1	I	3,430	3,430	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Counter Top Freezer, 2 Doors	Ea	1	I	2,720	2,720	-
	Hatch Shelf	Ea	1	I	272	272	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Ice Production						
	Ice Cube Machine	Ea	1	I	5,250	5,250	-
	Ice Bin	Ea	1	I	1,000	1,000	-
	Water Filter w/ Pre-Filter & UV System	Ea	1	I	500	500	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Service Station						
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Food Processor	Ea	1	I	1,200	1,200	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Ice Bin Cart	Ea	1	I	600	600	-
	Bottle Cooler, 2 Solid Doors	Ea	1	I	2,030	2,030	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Cabinet w/ Rack Slide	Ea	1	I	800	800	-
	Hot Towel Cabinet	Ea	1	I	500	500	-
	Cold Towel Cabinet	Ea	1	I	515	515	-
	Cold Towel Cabinet	Ea	1	I	818	818	-
	Water Boiler	Ea	1	I	1,480	1,480	-
	Water Filter w/ Pre-Filter	Ea	1	I	350	350	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Dish / Pot Wash						
	Insect Trap	Ea	1	I	400	400	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Dirty Dish Table w/ Pre-Rinse Unit	Ea	1	I	2,300	2,300	-
	Over Rack Shelf	Ea	1	I	363	363	-
	Mobile Garbage Bin, Lift-Off Lid	Ea	1	I	370	370	-
	Pot Wash Sink, 3 Bowls	Ea	1	I	1,666	1,666	-
	Pot Rail	Ea	1	I	333	333	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Dish Washer	Ea	1	I	5,000	5,000	-
	Condensate Canopy w/ Supply Air Return	Ea	1	I	900	900	-
	Clean Dish Table w/ Rack Slide	Ea	1	I	575	575	-
	Slanted Wall Rack Shelf	Ea	1	I	195	195	-
	Undercounter Glass Washer	Ea	1	I	2,400	2,400	-
	Hose Reel	Ea	1	I	1,810	1,810	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	512	1,024	-
	Display Steam Station						
	Cabinet w/ Built-In Hand Wash Sink (Square Shape) & Hinge Door	Ea	1	I	900	900	-
	Electronic Sensor Faucet for # CHG-001	Ea	1	I	410	410	-
	Soap Dispenser	Ea	1	I	250	250	-
	Paper Towel Dispenser	Ea	1	I	150	150	-
	Waste Bin	Ea	1	I	25	25	-
	Undercounter Refrigerator, 1 Door & 6 Drawers	Ea	1	I	3,660	3,660	-
	Cabinet w/ Built-In Sink & Hinge Door	Ea	1	I	969	969	-
	Mixing Faucet for # CHG-004	Ea	1	I	140	140	-
	Waste Bin	Ea	1	I	100	100	-
	Cabinet w/ Hinge Door & Condiment Drawer	Ea	1	I	1,000	1,000	-
	2-Gas Dim Sum & 1-Rice Roll Steamer	Ea	1	I	14,000	14,000	-
	Island Type Extraction Hood w/ Supply Air Return& UV System	Ea	1	I	8,750	8,750	-
	Fire Suppression System for # CHG-010	Ea	1	I	4,300	4,300	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Plate Warming Cabinet w/ Hinge Door	Ea	1	I	1,151	1,151	-
	L01 - DAILY TREATS						
	Daily Treats						
	Cabinet w/ Built-In Hand Wash Sink (Square Shape) & Hinge Door	Ea	1	I	900	900	-
	Electronic Sensor Faucet for # DTA-001	Ea	1	I	410	410	-
	Soap Dispenser	Ea	1	I	250	250	-
	Paper Towel Dispenser	Ea	1	I	150	150	-
	Waste Bin	Ea	1	I	100	100	-
	Waste Bin	Ea	1	I	25	25	-
	Cabinet w/ Hinge Door & Drawer	Ea	1	I	878	878	-
	Bottle Cooler, 2 Solid Doors	Ea	1	I	2,030	2,030	-
	Espresso Coffee Machine	Ea	1	I	19,500	19,500	-
	Coffee Grinder	Ea	1	I	2,700	2,700	-
	Water Filter	Ea	1	I	340	340	-
	Deli Refrigerated Display Case	Ea	1	I	10,000	10,000	-
	Cake Refrigerated Display Case	Ea	1	I	10,000	10,000	-
	Low Cabinet w/ Drawer	Ea	1	I	757	757	-
	L01A - HOUSEKEEPING						
	Housekeeping Store						
	Insect Trap	Ea	1	I	400	400	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	L03 - STORAGE						
	Chemical Store for Kitchen						
	4-Tier Polymer Plain Shelf	Ea	1	I	651	651	-
	4-Tier Polymer Plain Shelf	Ea	3	I	744	2,232	-
	4-Tier Polymer Plain Shelf	Ea	1	I	744	744	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Daily Food Store						
	Plastic Dunnage Rack	Ea	2	I	80	160	-
	4-Tier Polymer Plain Shelf	Ea	1	I	744	744	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	4-Tier Polymer Plain Shelf	Ea	1	I	651	651	-
	4-Tier Polymer Plain Shelf	Ea	1	I	651	651	-
	4-Tier Polymer Plain Shelf	Ea	1	I	744	744	-
	4-Tier Polymer Plain Shelf	Ea	2	I	651	1,302	-
	4-Tier Polymer Plain Shelf	Ea	1	I	565	565	-
	4-Tier Polymer Plain Shelf	Ea	1	I	651	651	-
	4-Tier Polymer Plain Shelf	Ea	1	I	565	565	-
	4-Tier Polymer Plain Shelf	Ea	2	I	744	1,488	-
	Raw Vegetable / Fruit Chiller						
	Cold Room No. CR-06 Raw Vegetable / Fruit Chiller	Lot	1	I	14,994	14,994	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	4-Tier Polymer Slotted Shelf	Ea	5	I	450	2,250	-
	L03 - COMMISSARY						
	Seafood Preparation						
	Insect Trap	Ea	1	I	400	400	-
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Fish Preparation Sink, 1 Bowl w/ Pre-Rinse Unit	Ea	1	I	1,400	1,400	-
	Poly Cutting Board	Ea	1	I	200	200	-
	UV Knife Sterilization Cabinet	Ea	1	I	500	500	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Work Table w/ GN Drawer	Ea	1	I	800	800	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Work Table w/ GN Tray Slide	Ea	1	I	454	454	-
	Weighing & Labelling Scale	Ea	1	I	712	712	-
	Work Table	Ea	1	I	350	350	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Seafood Chiller						
	Cold Room No. CR-07 Seafood Chiller	Lot	1	I	12,495	12,495	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	3	I	450	1,350	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	GN Trolley, Size 2/1	Ea	2	I	700	1,400	-
	Butcher Preparation / Butcher Chiller						
	Butcher Preparation						
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Sink Table, 2 Bowls	Ea	1	I	1,151	1,151	-
	Poly Cutting Board	Ea	1	I	200	200	-
	UV Knife Sterilization Cabinet	Ea	1	I	500	500	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Work Table w/ GN Drawer	Ea	1	I	800	800	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Weighing & Labelling Scale	Ea	1	I	712	712	-
	Meat Mincer	Ea	1	I	4,950	4,950	-
	Work Table	Ea	1	I	350	350	-
	Meat Slicer	Ea	1	I	1,600	1,600	-
	Meat Bone Saw	Ea	1	I	4,484	4,484	-
	Equipment Stand for Meat Bone Saw	Ea	1	I	606	606	-
	Butcher Chiller						
	Cold Room No. CR-08 Butcher Chiller	Lot	1	I	14,161	14,161	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	3	I	450	1,350	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	GN Trolley, Size 2/1	Ea	2	I	700	1,400	-
	Vegetable / Fruit Preparation						
	Hand Wash Basin w/ Infrared Faucet,	Ea	1	I	600	600	-
	Sink Table, 2 Bowls	Ea	1	I	1,151	1,151	-
	Poly Cutting Board	Ea	1	I	200	200	-
	UV Knife Sterilization Cabinet	Ea	1	I	500	500	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Work Table w/ GN Tray Slide	Ea	1	I	454	454	-
	Food Processor / Vegetable Cutter	Ea	1	I	1,700	1,700	-
	Potato Peeler	Ea	1	I	5,160	5,160	-
	Equipment Stand for Potato Peeler	Ea	1	I	363	363	-
	Mobile Trash Bin	Ea	1	I	393	393	-
	Sink Table, 1 Bowl	Ea	1	I	850	850	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Work Table w/ GN Drawer	Ea	1	I	800	800	-
	Centrifugal Juicer	Ea	1	I	1,300	1,300	-
	Weighing & Labelling Scale	Ea	1	I	712	712	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Mobile Work Table	Ea	2	I	600	1,200	-
	Vegetable / Fruit Chiller						
	Cold Room No. CR-09 Vegetable / Fruit Chiller	Lot	1	I	19,992	19,992	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	333	333	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	500	1,000	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	333	333	-
	GN Trolley, Size 2/1	Ea	2	I	700	1,400	-
	Garde Manger / Garde Manger Chiller						
	Garde Manger						
	Hand Wash Basin w/ Infrared Faucet,	Ea	1	I	600	600	-
	Sink Table, 2 Bowls	Ea	1	I	1,151	1,151	-
	UV Knife Sterilization Cabinet	Ea	1	I	500	500	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Food Processor / Vegetable Cutter	Ea	1	I	1,700	1,700	-
	Work Table	Ea	1	I	350	350	-
	Planetary Mixer	Ea	1	I	4,660	4,660	-
	Meat Slicer	Ea	1	I	1,600	1,600	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Counter Top Refrigerator, 1 Door & 4 Drawers	Ea	1	I	3,430	3,430	-
	Blender, On-Counter	Ea	1	I	900	900	-
	Induction Unit	Ea	1	I	1,700	1,700	-
	Open Cabinet	Ea	1	I	600	600	-
	Pacotizing Machine	Ea	1	I	9,500	9,500	-
	Sous Vide Cooking Bath	Ea	1	I	1,900	1,900	-
	Mobile Smoked Cabinet	Ea	1	I	6,471	6,471	-
	Blast Chiller / Freezer	Ea	1	I	9,000	9,000	-
	Cabinet w/ GN Tray Slide	Ea	1	I	727	727	-
	Counter Top Freezer, 2 Doors	Ea	1	I	2,720	2,720	-
	Weighing & Labelling Scale	Ea	1	I	712	712	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Garde Manger Chiller						
	Cold Room No. CR-10 Garde Manger Chiller	Lot	1	I	18,326	18,326	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	333	333	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	500	1,000	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	333	333	-
	GN Trolley, Size 2/1	Ea	2	I	700	1,400	-
	L03 - BAKERY ROOM						
	Bakery Room						
	Platform Scale	Ea	1	I	1,500	1,500	-
	Water Cooling & Metering Unit	Ea	1	I	3,260	3,260	-
	Water Cooling & Metering Unit Support	Ea	1	I	303	303	-
	Planetary Mixer	Ea	1	I	6,971	6,971	-
	Planetary Mixer	Ea	1	I	13,761	13,761	-
	Spiral Kneader	Ea	1	I	8,000	8,000	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Work Table w/ White Polypropylene Top	Ea	2	I	1,200	2,400	-
	Mobile Flour Bin	Ea	5	I	560	2,800	-
	Work Table w/ Bakery Tray Slide& White Polypropylene Top	Ea	1	I	2,500	2,500	-
	Work Table w/ White Polypropylene Top	Ea	1	I	1,200	1,200	-
	Mobile Flour Bin	Ea	3	I	560	1,680	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Hanging Scale	Ea	1	I	1,640	1,640	-
	Dough Sheeter	Ea	1	I	4,100	4,100	-
	Semi-Automatic Dough Divider / Rounder	Ea	1	I	19,272	19,272	-
	Sink Table, 2 Bowls	Ea	1	I	1,151	1,151	-
	Spike Wall Rack	Ea	1	I	151	151	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	589	589	-
	Bakery Chiller						
	Cold Room No. CR-11 Bakery Chiller	Lot	1	I	18,326	18,326	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	3	I	450	1,350	-
	4-Tier Polymer Slotted Shelf	Ea	4	I	400	1,600	-
	Bakery Trolley	Ea	2	I	800	1,600	-
	Bakery / Pastry Freezer						
	Cold Room No. CR-17 Bakery / Pastry Freezer	Lot	1	I	16,660	16,660	-
	4-Tier Polymer Slotted Shelf	Ea	3	I	400	1,200	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	333	333	-
	4-Tier Polymer Slotted Shelf	Ea	3	I	400	1,200	-
	Bake Area						
	Roll-In Convection Oven	Ea	1	I	17,180	17,180	-
	3-Deck Electric Bake Oven	Ea	1	I	21,760	21,760	-
	Condensate Canopy w/ Supply Air Return	Ea	1	I	900	900	-
	Roll-In Retarder / Prover	Ea	1	I	9,700	9,700	-
	4-Open Burner Range on Open Base	Ea	1	I	6,500	6,500	-
	Extraction Hood w/ Supply Air Return & UV System	Ea	1	I	7,120	7,120	-
	Fire Suppression System for # BPC-014	Ea	1	I	4,300	4,300	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Pastry Room						
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Planetary Mixer	Ea	1	I	9,480	9,480	-
	Equipment Stand for Planetary Mixer	Ea	1	I	303	303	-
	Open Cabinet	Ea	1	I	600	600	-
	Planetary Mixer	Ea	1	I	4,660	4,660	-
	Food Processor	Ea	1	I	1,200	1,200	-
	Sink Cabinet, 2 Bowls	Ea	1	I	1,333	1,333	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Work Table w/ Marble Top	Ea	1	I	909	909	-
	Mobile Flour Bin	Ea	4	I	560	2,240	-
	Work Table w/ Bakery Tray Slide & Marble Top	Ea	1	I	1,121	1,121	-
	Portable Scale	Ea	1	I	350	350	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Open Cabinet	Ea	1	I	600	600	-
	Open Cabinet	Ea	1	I	600	600	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Open Cabinet	Ea	1	I	600	600	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Undercounter Freezer, 2 Doors w/ Marble Top	Ea	1	I	2,455	2,455	-
	SS. Corner Filler Ttop	Ea	1	I	200	200	-
	Induction Unit	Ea	1	I	1,700	1,700	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Blast Chiller / Freezer	Ea	1	I	9,000	9,000	-
	Pastry Chiller						
	Cold Room No. CR-13 Pastry Chiller	Lot	1	I	18,326	18,326	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	3	I	400	1,200	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	333	333	-
	4-Tier Polymer Slotted Shelf	Ea	3	I	400	1,200	-
	Bakery Trolley	Ea	2	I	800	1,600	-
	Chocolate Room						
	Sink Cabinet, 1 Bowl w/ Marble Top	Ea	1	I	900	900	-
	Sink Cabinet, 1 Bowl w/ Marble Top	Ea	1	I	900	900	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Chocolate Melter	Ea	1	I	1,664	1,664	-
	Upright Chocolate Refrigerator, 2 Solid Doors	Ea	1	I	2,030	2,030	-
	Open Cabinet	Ea	1	I	600	600	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Open Cabinet	Ea	1	I	600	600	-
	Portable Scale	Ea	1	I	350	350	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Ice Cream Room						
	Sink Cabinet, 1 Bowl w/ Marble Top	Ea	1	I	900	900	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Upright Ice Cream Freezer, 2 Doors	Ea	1	I	2,393	2,393	-
	Ice Cream Batch Freezer	Ea	1	I	20,000	20,000	-
	Pasteurizer Machine	Ea	1	I	16,500	16,500	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Ice Production						

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Insect Trap	Ea	1	I	400	400	-
	Ice Cube Machine	Ea	1	I	9,581	9,581	-
	Remote Condensing Unit for # BPH-002	Ea	1	I	3,030	3,030	-
	Ice Storage Bin w/ Transport System & Bin Adapter	Ea	1	I	22,270	22,270	-
	Ice Cube Machine	Ea	1	I	9,581	9,581	-
	Remote Condensing Unit for # BPH-003	Ea	1	I	3,030	3,030	-
	Water Filter w/ Pre-Filter & UV System	Ea	1	I	500	500	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	L03 - BANQUET KITCHEN						
	Banquet Chiller						
	Cold Room No. CR-14 Banquet Chiller	Lot	1	I	19,992	19,992	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	3	I	450	1,350	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	GN Trolley, Size 2/1	Ea	2	I	700	1,400	-
	Cooked Holding Chiller						
	Coold Room No. CR-15 Cooked Holding Chiller	Lot	1	I	19,992	19,992	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	400	400	
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	
	4-Tier Polymer Slotted Shelf	Ea	1	I	500	500	-
	Trolley for Combi Oven, Size GN 2/1	Ea	4	I	2,583	10,332	-
	BBQ. Room						
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Open Cabinet	Ea	1	I	606	606	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Pig Roaster	Ea	1	I	5,120	5,120	-
	Pig Roaster	Ea	1	I	5,120	5,120	-
	Duck Roaster	Ea	1	I	3,860	3,860	-
	Duck Roaster	Ea	1	I	3,860	3,860	-
	Extraction Hood w/ Supply Air Return & UV System	Ea	1	I	17,638	17,638	-
	Fire Suppression System for # BKC-012	Ea	1	I	7,500	7,500	-
	Mobile Duck Rail w/ Oil Drip Pan	Ea	1	I	757	757	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Dim Sum Preparation						
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Planetary Mixer	Ea	1	I	6,971	6,971	-
	Equipment Stand for Planetary Mixer	Ea	1	I	303	303	-
	Filler w/ Marble Top	Ea	1	I	200	200	-
	Mobile Flour Bin	Ea	3	I	560	1,680	-
	Open Cabinet w/ Marble Top	Ea	1	I	909	909	
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Undercounter Refrigerator, 1 Door & 4 Drawersw/ Marble Top	Ea	1	I	3,090	3,090	-
	Planetary Mixer	Ea	1	I	4,660	4,660	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Meat Slicer	Ea	1	I	1,600	1,600	-
	Sink Cabinet, 1 Bowl w/ Marble Top	Ea	1	I	900	900	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Food Processor	Ea	1	I	1,200	1,200	-
	Upright Refrigerator, 4 Solid Doors	Ea	1	I	2,878	2,878	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Banquet Kitchen						
	Bulk Cooking						
	Blast Chiller / Freezer	Ea	1	I	15,181	15,181	-
	Remote Condensing Unit for # BKE-001	Ea	1	I	13,000	13,000	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Combi Oven	Ea	1	I	28,500	28,500	-
	Combi Oven	Ea	1	I	28,500	28,500	-
	Floor Channel & Gully w/ Grating (Type D)	Lot	1	I	480	480	-
	Electric Tilting Bratt Pan, Floor Standing, 170 litres	Ea	1	I	9,500	9,500	-
	Floor Channel & Gully w/ Grating (Type C)	Lot	1	I	510	510	-
	Electric Tilting Boiling Pan, Floor Standing, 150 litres	Ea	1	I	9,560	9,560	-
	Floor Channel & Gully w/ Grating (Type C)	Lot	1	I	510	510	-
	Extraction Hood w/ Supply Air Return & UV System	Ea	1	I	22,465	22,465	-
	Fire Suppression System for # BKE-010	Ea	1	I	9,000	9,000	-
	Mobile Work Table	Ea	2	I	600	1,200	-
	Hand Wash Basin w/ Infrared Faucet,	Ea	1	I	600	600	-
	Western Cooking						
	Counter Top Freezer, 2 Doors	Ea	1	I	2,720	2,720	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Open Cabinet	Ea	1	I	600	600	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Ambient Worktop w/ Open Base	Ea	1	I	2,780	2,780	-
	Electric Salamander	Ea	1	I	3,415	3,415	-
	Salamander Support	Ea	1	I	181	181	-
	4-Open Burner on Electric Oven	Ea	1	I	7,320	7,320	-
	Ambient Worktop w/ Open Base	Ea	1	I	2,320	2,320	-
	4-Open Burner Range on Open Base	Ea	1	I	4,890	4,890	-
	Ambient Worktop w/ Open Base	Ea	1	I	2,320	2,320	-
	Electric Deep Fat Fryer, 2 Vats on Cupboard Base	Ea	1	I	9,775	9,775	-
	Electric Deep Fat Fryer, 2 Vats on Cupboard Base	Ea	1	I	9,775	9,775	-
	Ambient Worktop w/ Open Base	Ea	1	I	2,780	2,780	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Utility Distribution Duct w/ Column Support	Ea	1	I	2,000	2,000	-
	Ambient Worktop w/ Open Base	Ea	1	I	2,780	2,780	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Gas Char Grill on Open Base	Ea	1	I	8,925	8,925	-
	Ambient Worktop w/ Open Base	Ea	1	I	2,320	2,320	-
	Electric Griddle Smooth on Open Base	Ea	1	I	6,095	6,095	-
	Ambient Worktop w/ Open Base	Ea	1	I	2,780	2,780	-
	Gas Solid Top on Open Base	Ea	1	I	8,925	8,925	-
	Ambient Worktop w/ Open Base	Ea	1	I	2,780	2,780	-
	Island Type Extraction Hood w/ Supply Air Return& UV System	Ea	1	I	30,640	30,640	-
	Fire Suppression System for # BKE-046	Ea	1	I	9,000	9,000	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Open Cabinet	Ea	1	I	600	600	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Open Cabinet	Ea	1	I	600	600	-
	Open Cabinet	Ea	1	I	600	600	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Open Cabinet	Ea	1	I	600	600	-
	Open Cabinet	Ea	1	I	600	600	-
	2-Kwali Range	Ea	1	I	11,000	11,000	-
	2-Kwali Range	Ea	1	I	11,000	11,000	-
	Open Cabinet	Ea	1	I	600	600	-
	Utility Distribution Duct w/ Column Support	Ea	1	I	2,000	2,000	-
	Open Cabinet	Ea	1	I	600	600	-
	2-Gas Steamer Range	Ea	1	I	8,170	8,170	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Open Cabinet	Ea	1	I	600	600	-
	2-Kwali Range	Ea	1	I	11,000	11,000	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Open Cabinet	Ea	1	I	600	600	-
	Island Type Extraction Hood w/ Supply Air Return& UV System	Ea	1	I	38,135	38,135	-
	Fire Suppression System for # BKE-077	Ea	1	I	9,000	9,000	-
	Open Cabinet	Ea	1	I	600	600	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Open Cabinet	Ea	1	I	600	600	-
	Mobile Plate Warming Cabinet (Pass Thru)w/ Sliding Door & 2-Tier Over Shel	Ea	1	I	1,950	1,950	-
	Ceramic Infra-Red Strip Heater w/ Light	Ea	1	I	1,400	1,400	-
	Bain Marie Cabinet	Ea	1	I	1,100	1,100	-
	Mobile Plate Warming Cabinet (Pass Thru)w/ Sliding Door & 2-Tier Over Shel	Ea	1	I	1,950	1,950	-
	Ceramic Infra-Red Strip Heater w/ Light	Ea	1	I	1,400	1,400	-
	Mobile Plate Warming Cabinet (Pass Thru)w/ Sliding Door & 2-Tier Over Shel	Ea	1	I	1,950	1,950	-
	Ceramic Infra-Red Strip Heater w/ Light	Ea	1	I	1,400	1,400	-
	Mobile Plate Warming Cabinet (Pass Thru)w/ Sliding Door & 2-Tier Over Shel	Ea	1	I	1,950	1,950	-
	Ceramic Infra-Red Strip Heater w/ Light	Ea	1	I	1,400	1,400	-
	Bain Marie Cabinet	Ea	1	I	1,100	1,100	-
	Mobile Plate Warming Cabinet (Pass Thru)w/ Sliding Door & 2-Tier Over Shel	Ea	1	I	1,950	1,950	-
	Ceramic Infra-Red Strip Heater w/ Light	Ea	1	I	1,400	1,400	-
	Mobile Plate Warming Cabinet (Pass Thru)w/ Sliding Door & 2-Tier Over Shel	Ea	1	I	1,950	1,950	-
	Ceramic Infra-Red Strip Heater w/ Light	Ea	1	I	1,400	1,400	-
	Open Cabinet	Ea	1	I	600	600	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Heated Banquet Cart	Ea	1	I	6,843	6,843	-
	Heated Banquet Cart	Ea	1	I	6,843	6,843	-
	Heated Banquet Cart	Ea	1	I	6,843	6,843	-
	Heated Banquet Cart	Ea	1	I	6,843	6,843	-
	Cold Banquet Cart	Ea	1	I	9,949	9,949	-
	Cold Banquet Cart	Ea	1	I	9,949	9,949	-
	Cold Banquet Cart	Ea	1	I	9,949	9,949	-
	Cold Banquet Cart	Ea	1	I	9,949	9,949	-
	Insect Trap	Ea	1	I	400	400	-
	Insect Trap	Ea	1	I	400	400	-
	Pot / Utensil Wash						
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Work Table	Ea	1	I	350	350	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Pot Wash Sink, 3 Bowls	Ea	1	I	1,666	1,666	-
	Pot Rail	Ea	1	I	333	333	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Work Table	Ea	1	I	350	350	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	600	1,200	-
	Hose Reel	Ea	1	I	1,810	1,810	-
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Cold Kitchen Set-Up						
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Food Processor	Ea	1	I	1,200	1,200	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Open Cabinet	Ea	1	I	600	600	-
	Meat Slicer	Ea	1	I	1,600	1,600	-
	Work Table w/ GN Tray Slide	Ea	4	I	454	1,816	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Upright Freezer, 2 Doors	Ea	1	I	2,424	2,424	-
	Open Cabinet	Ea	1	I	600	600	-
	Open Cabinet	Ea	1	I	600	600	-
	Open Cabinet	Ea	1	I	600	600	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Hatch Shelf	Ea	1	I	272	272	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Cold Kitchen Chiller						
	Cold Room No. CR-16 Cold Kitchen Chiller	Lot	1	I	19,159	19,159	-
	Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	333	333	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	400	800	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	333	333	-
	Mobile Plate Rack	Ea	12	I	1,700	20,400	
	Stearwd Store / Janitor Closet						
	Stearwd Store						
	4-Tier Polymer Slotted Shelf	Ea	2	I	600	1,200	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	589	1,178	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	600	1,200	-
	4-Tier Polymer Slotted Shelf	Ea	6	I	589	3,534	-
	Dish Caddy	Ea	3	I	1,371	4,113	-
	Rack Trolley	Ea	2	I	310	620	-
	Rack Dolly	Ea	2	I	212	424	-
	Janitor Closet						
	High Storage Cabinet w/ Mop Sink & Mop Hanger	Ea	1	I	1,909	1,909	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Beverage Store						
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	4-Tier Polymer Plain Shelf	Ea	3	I	651	1,953	-
	Beverage Chiller						
	Cold Room No. CR-17 Beverage Chiller	Lot	1	I	16,660	16,660	-
	Floor Channel & Gully w/ Grating (Type D)	Lot	1	I	480	480	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	4-Tier Polymer Slotted Shelf	Ea	5	I	400	2,000	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	450	450	-
	Beverage Dispense						
	Bottle Cooler, 3 Solid Doors	Ea	1	I	2,484	2,484	-
	Bottle Cooler, 3 Solid Doors	Ea	1	I	2,484	2,484	-
	Wall Cabinet w/ Sliding Door	Ea	2	I	848	1,696	-
	Open Cabinet	Ea	1	I	600	600	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Blender, On-Counter	Ea	1	I	900	900	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Blender, On-Counter	Ea	1	I	900	900	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Open Cabinet	Ea	1	I	600	600	-
	Ice Bin Cart	Ea	2	I	600	1,200	-
	Cabinet w/ Rack Slide	Ea	1	I	800	800	-
	Hatch Shelf	Ea	1	I	272	272	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Dish / Glass Wash						
	Insect Trap	Ea	1	I	400	400	-
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Dirty Dish Table w/ Pre-Rinse Unit	Ea	1	I	2,300	2,300	-
	Over Rack Shelf	Ea	1	I	363	363	-
	Mobile Garbage Bin, Lift-Off Lid	Ea	1	I	370	370	-
	Mobile Soak Sink	Ea	1	I	545	545	-
	Dish / Glass Washer	Ea	1	I	5,000	5,000	-
	Condensate Canopy w/ Supply Air Return	Ea	1	I	900	900	-
	Clean Dish Table w/ Rack Slide	Ea	1	I	575	575	-
	Slanted Wall Rack Shelf	Ea	1	I	195	195	-
	Dish Washer w/ Drying Zone	Ea	1	I	20,000	20,000	-
	Condensate Round Duct	Ea	1	I	150	150	-
	Clean Dish Table w/ Rack Slide	Ea	1	I	575	575	-
	Slanted Wall Rack Shelf	Ea	1	I	195	195	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Hose Reel	Ea	1	I	1,810	1,810	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	589	1,178	-
	Service Station						
	High Storage Cabinet, 4 Hinge Doors	Ea	1	I	1,212	1,212	-
	Upright Beverage Refrigerator, 2 Full Solid Doors	Ea	1	I	2,666	2,666	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Cabinet w/ Rack Slide	Ea	1	I	800	800	-
	Water Boiler	Ea	1	I	1,480	1,480	-
	Water Filter w/ Pre-Filter	Ea	1	I	350	350	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Ice Bin Cart	Ea	1	I	600	600	-
	Coffee Urn w/ Wall Console	Ea	1	I	4,500	4,500	-
	Trolley for Coffee Urn	Ea	2	I	1,050	2,100	-
	Water Filter	Ea	1	I	340	340	-
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Clearing Area - 01						
	Mobile Clearing Trolley	Ea	2	I	350	700	-
	Mobile Bussing Trolley	Ea	2	I	400	800	-
	Slanted Wall Rack Shelf	Ea	1	I	195	195	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Clearing Trolley - 02						
	Mobile Clearing Trolley	Ea	2	I	350	700	-
	Mobile Bussing Trolley	Ea	2	I	400	800	-
	Slanted Wall Rack Shelf	Ea	1	I	195	195	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	L03 - BOARD ROOM PANTRY & MEETING PANTRY						
	Board Room Pantry						
	Insect Trap	Ea	1	I	400	400	-
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Open Cabinet	Ea	1	I	600	600	-
	Wall Cabinet	Ea	2	I	848	1,696	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Meeting Pantry						
	Upright Beverage Refrigerator, 2 Full Solid Doors	Ea	1	I	2,666	2,666	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Open Cabinet	Ea	1	I	600	600	-
	Wall Cabinet w/ Sliding Door	Ea	2	I	848	1,696	-
	Cabinet w/ Rack Slide	Ea	1	I	800	800	-
	Espresso Coffee Machine w/ Cup Warmer & Refrigerator	Ea	1	I	19,000	19,000	-
	Water Filter w/ Pre-Filter	Ea	1	I	350	350	-
	Water Boiler	Ea	1	I	1,480	1,480	-
	Ice Bin Cart	Ea	1	I	600	600	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	589	589	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Dish / Glass Wash						
	Insect Trap	Ea	1	I	400	400	-

Type	Unit	Qty	Category	Unit rate	Amount	
					Import	Local
Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
Sink Table, 1 Bowl	Ea	1	I	850	850	-
Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
Slanted Wall Rack Shelf	Ea	1	I	195	195	-
Undercounter Glass Washer	Ea	1	I	2,400	2,400	-
Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
L05 - MAIN KITCHEN						
Dry Food Store / Ice Production						
4-Tier Polymer Plain Shelf	Ea	2	I	651	1,302	-
Ice Cube Machine	Ea	1	I	5,100	5,100	-
Ice Bin	Ea	1	I	1,100	1,100	-
Water Filter w/ Pre-Filter & UV System	Ea	1	I	500	500	-
Ice Cube Machine	Ea	1	I	5,100	5,100	-
Ice Bin	Ea	1	I	1,100	1,100	-
Water Filter w/ Pre-Filter & UV System	Ea	1	I	500	500	-
Floor Gully w/ Grating (Type A)	Lot	1	I	200	200	-
Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
Hot Kitchen						
Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
Counter Top Refrigerator, 1 Door & 2 Drawers	Ea	1	I	2,650	2,650	-
Counter Top Freezer, 2 Doors	Ea	1	I	2,720	2,720	-
Electric Rice Cooker, 4.2 lt.	Ea	1	I	90	90	-
Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	
1-Tier Wall Shelf	Ea	1	I	200	200	-
Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
Open Cabinet	Ea	1	I	600	600	-
2-Gas Wok Range	Ea	1	I	5,700	5,700	-
Open Cabinet	Ea	1	I	600	600	-
Electric Deep Fat Fryer, 2 Vats on Cupboard Base	Ea	1	I	9,775	9,775	-
Electric Tempura Fryer	Ea	1	I	4,500	4,500	-
Low Open Cabinet	Ea	1	I	606	606	-
Utility Distribution Duct w/ Column Support	Ea	1	I	2,000	2,000	-
Equipment stand for Combi Oven	Ea	1	I	600	600	-
Combi Oven	Ea	1	I	12,700	12,700	-
Ambiet Worktop w/ Open Base	Ea	1	I	2,320	2,320	-
Gas Griddle, 2/3 Smooth+1/3 Ribbed On Open Base	Ea	1	I	6,095	6,095	-
4-Open Burner Range on Open Electric Oven	Ea	1	I	7,320	7,320	-
Ambiet Worktop w/ Open Base	Ea	1	I	2,320	2,320	-
Island Type Extraction Hood w/ Supply Air Return& UV System	Ea	1	I	26,169	26,169	-
Fire Suppression System for # MKB-026	Ea	1	I	7,500	7,500	-
Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
Counter Top Refrigerator, 1 Door & 2 Drawers	Ea	1	I	2,650	2,650	-
Counter Top Refrigerator, 1 Door & 2 Drawers	Ea	1	I	2,650	2,650	-
1-Tier Wall Shelf	Ea	1	I	200	200	-
Electric Salamander	Ea	1	I	3,415	3,415	
Salamander Support	Ea	1	I	181	181	-
Open Cabinet	Ea	1	I	600	600	-
Plate Warming Cabinet w/ Sliding Door	Ea	1	I	1,272	1,272	-
Cabinet w/ Sliding Door	Ea	2	I	900	1,800	-
SS. Single Piece Top	Ea	1	I	150	150	-
2-Tier Hanging Shelf	Ea	1	I	500	500	-
Ceramic Infra-Red Strip Heater w/ Light	Ea	1	I	1,800	1,800	-
Ceramic Infra-Red Strip Heater w/ Light	Ea	1	I	1,800	1,800	-
Daliy Chiller						
Cold Room No. CR-18 Daily Chiller	Lot	1	I	10,829	10,829	-
Floor Channel & Gully w/ Grating (Type D1)	Lot	1	I	480	480	-
4-Tier Polymer Slotted Shelf	Ea	2	I	400	800	-
4-Tier Polymer Slotted Shelf	Ea	1	I	600	600	-
GN Trolley, Size 2/1	Ea	2	I	700	1,400	-
Cold Kitchen / Dessert						
Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
Cabinet w/ GN Tray Slide & Marble Top	Ea	1	I	1,424	1,424	-
Open Cabinet w/ Marble top	Ea	1	I	909	909	-
Induction Unit	Ea	1	I	1,000	1,000	-
1-Tier Wall Shelf	Ea	1	I	200	200	-
Hatch Shelf	Ea	1	I	272	272	-
Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
Food Processor	Ea	1	I	1,200	1,200	-
Meat Slicer	Ea	1	I	1,600	1,600	-
1-Tier Wall Shelf	Ea	1	I	200	200	-
Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
Open Cabinet	Ea	1	I	600	600	-
6-Slot Toaster	Ea	1	I	305	305	-
Counter Top Sandwich Refrigerator, 1 Door & 4 Drawers	Ea	1	I	3,121	3,121	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Contact Grill	Ea	1	I	567	567	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Open Cabinet	Ea	1	I	600	600	-
	Counter Top Ice Cream Freezer, 2 Doors	Ea	1	I	2,181	2,181	-
	Hatch Shelf	Ea	1	I	272	272	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Beverage Dispense						
	Insect Trap	Ea	1	I	400	400	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Upright Beverage Refrigerator, 2 Full Solid Doors	Ea	1	I	2,666	2,666	-
	Bottle Cooler, 2 Solid Doors	Ea	1	I	2,030	2,030	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Blender, On-Counter	Ea	1	I	900	900	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Open Cabinet	Ea	1	I	600	600	-
	Ice Bin Cart	Ea	1	I	600	600	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Cabinet w/ Rack Slide	Ea	1	I	800	800	-
	Hatch Shelf	Ea	1	I	272	272	-
	Cabinet w/ Hinge Door	Ea	1	I	700	700	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Room Service						
	Hand Wash Basin w/ Infrared Faucet,Towel Dispenser, Soap Dispenser & Du	Ea	1	I	600	600	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Upright Refrigerator, 2 Solid Doors	Ea	1	I	2,700	2,700	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Cabinet w/ Rack Slide	Ea	1	I	800	800	-
	Drawer Warmer	Ea	1	I	3,388	3,388	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Caddy for Hot Box	Ea	1	I	780	780	-
	Hot Box	Ea	6	I	788	4,728	-
	Room Service Table	Ea	6	I	1,450	8,700	-
	Caddy for Hot Box	Ea	1	I	780	780	-
	Hot Box	Ea	6	I	788	4,728	-
	Room Service Table	Ea	6	I	1,450	8,700	-
	Service Station						
	Upright Beverage Refrigerator, 1 Full Solid Door	Ea	1	I	2,030	2,030	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Cabinet w/ Rack Slide	Ea	1	I	800	800	-
	Ice Bin Cart	Ea	1	I	600	600	-
	Espresso Coffee Machine w/ Cup Warmer & Refrigerator	Ea	1	I	19,000	19,000	-
	Water Filter w/ Pre-Filter	Ea	1	I	350	350	-
	Water Boiler	Ea	1	I	1,480	1,480	-
	Dish / Pot Wash / Steward Store						
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Dirty Dish Table w/ Pre-Rinse Unit	Ea	1	I	2,300	2,300	-
	Mobile Garbage Bin, Lift-Off Lid	Ea	1	I	370	370	-
	Mobile Garbage Bin, Lift-Off Lid	Ea	1	I	370	370	-
	Mobile Soak Sink	Ea	1	I	545	545	-
	Over Rack Shelf	Ea	1	I	363	363	-
	Dish Washer w/ Drying Zone	Ea	1	I	20,000	20,000	-
	Condensate Round Duct	Ea	1	I	150	150	-
	Clean Dish Table w/ Rack Slide	Ea	1	I	575	575	-
	Slanted Wall Rack Shelf	Ea	1	I	195	195	-
	Undercounter Glass Washer	Ea	1	I	2,400	2,400	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Pot Wash Sink, 3 Bowls	Ea	1	I	1,800	1,800	-
	Pot Rail	Ea	1	I	333	333	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Hose Reel	Ea	1	I	1,810	1,810	-
	Steward Store						
	4-Tier Polymer Slotted Shelf	Ea	2	I	589	1,178	-
	4-Tier Polymer Slotted Shelf	Ea	2	I	512	1,024	-
	Rack Trolley	Ea	1	I	310	310	-
	Rack Dolly	Ea	1	I	212	212	-
	Dish Caddy	Ea	1	I	1,371	1,371	-
	Janitor Room						
	Insect Trap	Ea	1	I	400	400	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Mop Sink	Ea	1	I	727	727	-
	Mop Hanger	Ea	1	I	121	121	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	L05 - ALL DAY DINING						
	Rotisserie / Pizza						
	Gas & Wood Fired Rotisserie Oven	Ea	1	I	80,000	80,000	-
	Fire Suppression System for # ADA-001, ADA-002	Ea	1	I	7,575	7,575	-
	Gas Back Up System	Ea	1	I	Included		
	Internal Spot Lights	Ea	1	I	Included		
	SS. Hearth	Ea	1	I	Included		
	Steel Lintels for oven mouth	Ea	1	I	Included		
	Spark Arrestor	Ea	1	I	Included		
	Wet Scrubber	Ea	1	I	Included		
	Spray Filter	Ea	1	I	Included		
	Gas & Wood Fired Rectangular Pizza Oven, 1 Door	Ea	1	I	60,000	60,000	-
	Gas Back Up System	Ea	1	I	Included		
	Internal Spot Lights	Ea	1	I	Included		
	SS. Hearth	Ea	1	I	Included		
	Steel Lintels for oven mouth	Ea	1	I	Included		
	Spark Arrestor	Ea	1	I	Included		
	Wet Scrubber	Ea	1	I	Included		
	Spray Filter	Ea	1	I	Included		
	Cabinet w/ Built-In Sink & Hinge Door	Ea	1	I	969	969	
	Mixing Faucet for # ADA-003	Ea	1	I	140	140	
	Waste Bin	Ea	1	I	25	25	-
	Undercounter Refrigerator, 9 Drawers w/ Cold Pan	Ea	1	I	3,700	3,700	-
	Plate Warming Cabinet w/ Drawer	Ea	1	I	1,151	1,151	-
	Built-In Heated Stone Shelf	Ea	1	I	1,430	1,430	-
	Infra-Red Heat Lamp	Ea	1	I	700	700	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Weatern Section						
	Cabinet w/ Built-In Hand Wash Sink (Square Shape) & Hinge Door	Ea	1	I	900	900	-
	Electronic Sensor Faucet for # ADB-001	Ea	1	I	410	410	-
	Soap Dispenser	Ea	1	I	250	250	-
	Paper Towel Dispenser	Ea	1	I	150	150	-
	Waste Bin	Ea	1	I	100	100	-
	Undercounter Refrigerator, 1 Door & 6 Drawers	Ea	1	I	3,660	3,660	-
	Cabinet w/ Hinge Door	Ea	1	I	700	700	-
	Cabinet w/ Built-In Sink & Hinge Door	Ea	1	I	969	969	-
	Mixing Faucet for # ADB-005	Ea	1	I	140	140	-
	Waste Bin	Ea	1	I	25	25	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Gas Char Grill on Cupboard Base	Ea	1	I	11,880	11,880	-
	Ambient Worktop on Cupboard Base	Ea	1	I	3,630	3,630	-
	Ambient Worktop on Cupboard Base	Ea	1	I	3,630	3,630	-
	Electric Pasta Cooker on Cupboard Base	Ea	1	I	8,470	8,470	
	4-Open Burner on Cupboard Base	Ea	1	I	2,400	2,400	
	Electric Bain Marie on Cupboard Base	Ea	1	I	5,610	5,610	-
	Island Type Extraction Hood w/ Supply Air Return& UV System	Ea	1	I	13,794	13,794	-
	Fire Suppression System for # ADB-016	Ea	1	I	4,300	4,300	-
	Plate Warming Cabinet w/ Drawer	Ea	1	I	1,275	1,275	-
	Cabinet w/ Hinge Door for Electrical Distribution	Ea	1	I	600	600	-
	Infra-Red Heat Lamp	Ea	1	I	700	700	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Infra-Black Strip Heater	Ea	1	I	1,200	1,200	-
	Infra-Black Strip Heater	Ea	1	I	1,200	1,200	-
	Asian Section						
	Undercounter Refrigerator, 1 Door & 6 Drawers	Ea	1	I	3,660	3,660	-
	Undercounter Refrigerator, 1 Door & 6 Drawers	Ea	1	I	3,660	3,660	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Electric Dim Sum Steamer	Ea	1	I	9,000	9,000	-
	2-Wok Range & 4-Open Burner	Ea	1	I	10,000	10,000	-
	Island Type Extraction Hood w/ Supply Air Return& UV System	Ea	1	I	14,157	14,157	-
	Fire Suppression System for # ADC-008	Ea	1	I	4,300	4,300	-
	Plate Warming Cabinet w/ Drawer	Ea	1	I	1,275	1,275	-
	Cabinet w/ Hinge Door for Electrical Distribution	Ea	1	I	600	600	-
	Infra-Red Heat Lamp	Ea	1	I	700	700	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Infra-Black Strip Heater	Ea	1	I	1,200	1,200	-
	Infra-Black Strip Heater	Ea	1	I	1,200	1,200	-
	Noodle Section						
	Cabinet w/ Built-In Sink & Hinge Door	Ea	1	I	969	969	-
	Mixing Faucet for # ADD-001	Ea	1	I	140	140	-
	Waste Bin	Ea	1	I	25	25	-
	Undercounter Refrigerator, 1 Door & 6 Drawers	Ea	1	I	3,660	3,660	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Drop-In Ice Well w/ Lighting	Ea	1	I	900	900	-
	Electric Noodle & Soup Range	Ea	1	I	9,000	9,000	-
	Cabinet w/ Condiment Drawer	Ea	1	I	666	666	-
	Island Type Extraction Hood w/ Supply Air Return& UV System	Ea	1	I	5,049	5,049	-
	Fire Suppression System for # ADD-008	Ea	1	I	4,300	4,300	-
	Tandoor Oven						
	Cabinet w/ Built-In Hand Wash Sink (Square Shape) & Hinge Door	Ea	1	I	900	900	-
	Electronic Sensor Faucet for # ADE-001	Ea	1	I	410	410	-
	Soap Dispenser	Ea	1	I	250	250	-
	Paper Towel Dispenser	Ea	1	I	150	150	-
	Waste Bin	Ea	1	I	100	100	-
	Undercounter Refrigerator, 1 Door & 6 Drawers	Ea	1	I	3,660	3,660	-
	Cabinet w/ Built-In Sink & Hinge Door	Ea	1	I	969	969	-
	Mixing Faucet for # ADE-004	Ea	1	I	140	140	-
	Waste Bin	Ea	1	I	25	25	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	2-Open Burner on Cupboard Base	Ea	1	I	6,490	6,490	-
	Electric Griddle, Smooth on Cupboard Base	Ea	1	I	11,330	11,330	-
	Gas Tandori Oven	Ea	1	I	13,339	13,339	-
	Gas Tandori Oven	Ea	1	I	13,339	13,339	-
	Island Type Extraction Hood w/ Supply Air Return& UV System	Ea	1	I	14,157	14,157	-
	Fire Suppression System for # ADE-013	Ea	1	I	7,500	7,500	-
	Plate Warming Cabinet w/ Drawer & SS. Upper Front Panel	Ea	1	I	1,151	1,151	-
	Cabinet w/ Hinge Door & SS. Upper Front Panel	Ea	1	I	767	767	-
	Skewer Rail w/ Oil Drip Pan	Ea	1	I	363	363	-
	Infra-Red Heat Lamp	Ea	1	I	700	700	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Cold Section						
	Cabinet w/ Built-In Hand Wash Sink (Square Shape) & Hinge Door	Ea	1	I	900	900	-
	Electronic Sensor Faucet for # ADF-001	Ea	1	I	410	410	-
	Soap Dispenser	Ea	1	I	250	250	-
	Paper Towel Dispenser	Ea	1	I	150	150	-
	Waste Bin	Ea	1	I	100	100	-
	Undercounter Refrigerator, 1 Door & 4 Drawers	Ea	1	I	2,757	2,757	-
	SS. Upper Front Panel	Ea	1	I	150	150	-
	Cabinet w/ Hinge Door	Ea	1	I	700	700	-
	Drop-In Frost Top	Ea	1	I	1,600	1,600	-
	Drop-In Ice Well w/ Lighting	Ea	1	I	900	900	-
	Cabinet w/ Hinge Door & Drawer	Ea	1	I	878	878	-
	Sushi Display Case w/ Remote Condensing Unit	Ea	1	I	3,812	3,812	-
	Undercounter Refrigerator, 1 Door & 6 Drawers	Ea	1	I	3,660	3,660	-
	Poly Cutting Board	Ea	1	I	200	200	-
	Open Refrigerated Display Case w/ Remote Condensing Unit	Ea	1	I	5,909	5,909	-
	Undercounter Refrigerator, 6 Drawers	Ea	1	I	2,484	2,484	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Bread Station						
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Conveyor Toaster	Ea	1	I	1,881	1,881	-
	Conveyor Toaster	Ea	1	I	1,881	1,881	-
	Dessert Section						
	Cabinet w/ Built-In Hand Wash Sink (Square Shape) & Hinge Door	Ea	1	I	900	900	-
	Electronic Sensor Faucet for # ADH-001	Ea	1	I	410	410	-
	Soap Dispenser	Ea	1	I	250	250	-
	Paper Towel Dispenser	Ea	1	I	150	150	-
	Waste Bin	Ea	1	I	100	100	-
	Drop-In Electric Hot Plate	Ea	1	I	2,000	2,000	-
	Low Cabinet w/ Drawer	Ea	1	I	757	757	-
	Crepe Machine	Ea	1	I	456	456	-
	Waffle Machine	Ea	1	I	604	604	-
	Undercounter Refrigerator, 1 Door & 6 Drawers	Ea	1	I	3,660	3,660	-
	Dipperwell Faucet w/ Bowl for Scoop Rinse	Ea	1	I	200	200	-
	Built-In Ice Cream Display Case	Ea	1	I	6,000	6,000	-
	Refrigerated Display Case	Ea	1	I	11,500	11,500	-
	Drop-In Frost Top	Ea	1	I	1,600	1,600	-
	Drop-In Frost Top	Ea	1	I	1,600	1,600	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	L05 - POOL BAR						

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Pool Bar						
	Undercounter Freezer, 1 Solid Door	Ea	1	I	1,850	1,850	-
	Bottle Cooler, 3 Solid Doors	Ea	1	I	2,500	2,500	-
	Bottle Cooler, 3 Solid Doors	Ea	1	I	2,500	2,500	-
	Cabinet w/ Built-In Hand Wash Sink (Square Shape) & Hinge Door	Ea	1	I	900	900	-
	Electronic Sensor Faucet for # PBA-006	Ea	1	I	410	410	-
	Soap Dispenser	Ea	1	I	250	250	-
	Paper Towel Dispenser	Ea	1	I	150	150	-
	Waste Bin	Ea	1	I	100	100	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Undercounter Keg Refrigerator, 2 Doors	Ea	1	I	2,500	2,500	-
	Low Cabinet w/ Hinge Door & Trash Drawer	Ea	1	I	757	757	-
	Knock Box & Stainless Base Set	Ea	1	I	220	220	-
	Coffee Grinder	Ea	1	I	2,700	2,700	-
	Espresso Coffee Machine	Ea	1	I	19,500	19,500	-
	Water Filter	Ea	1	I	340	340	-
	Cold Towel Cabinet	Ea	1	I	515	515	-
	Cabinet w/ Hinge Door for Beer Cooler	Ea	1	I	600	600	-
	Draught Beer Dispenser	Ea	1	I	1,000	1,000	-
	Cocktail Unit w/ Speed Rail	Ea	1	I	1,200	1,200	-
	Blender Station w/ Built-In Sink & Hinge Door	Ea	1	I	1,200	1,200	-
	Mixing Faucet for # PBA-020	Ea	1	I	287	287	-
	Poly Cutting Board	Ea	1	I	200	200	-
	Blender In Counter	Ea	1	I	1,300	1,300	
	Waste Bin	Ea	1	I	100	100	
	Waste Bin	Ea	1	I	100	100	-
	Undercounter Refrigerator, 1 Solid Door	Ea	1	I	1,666	1,666	-
	Filler Top	Ea	1	I	150	150	-
	Undercounter Glass Washer	Ea	1	I	2,400	2,400	-
	L05 - WESTIN CLUB						
	Pantry For Westin Club						
	Insect Trap	Ea	1	I	400	400	-
	Hand Wash Sink Cabinet w/ Hinge Door	Ea	1	I	1,000	1,000	-
	Electronic Sensor Faucet for # WCA-007	Ea	1	I	410	410	-
	Soap Dispenser	Ea	1	I	250	250	-
	Waste Bin	Ea	1	I	100	100	-
	Counter Top Refrigerator, 1 Door & 4 Drawers	Ea	1	I	3,430	3,430	-
	Sink Cabinet, 1 Bowl w/ Hinge Door	Ea	1	I	1,060	1,060	-
	Waste Bin	Ea	1	I	25	25	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Counter Top Refrigerator, 1 Door & 4 Drawers	Ea	1	I	3,430	3,430	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Cabinet w/ Hinge Door & Condiment Drawer	Ea	1	I	1,000	1,000	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Electric Griddle	Ea	1	I	3,960	3,960	-
	Cupboard Base	Ea	1	I	890	890	-
	2-Zones Induction Range	Ea	1	I	2,530	2,530	
	Cupboard Base	Ea	1	I	890	890	-
	Extraction Hood w/ Supply Air Return & UV System	Ea	1	I	5,889	5,889	-
	Fire Suppression System for # WCA-023	Ea	1	I	4,300	4,300	-
	Plate Warming Cabinet w/ Hinge Door	Ea	1	I	1,151	1,151	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Dish / Glass Wash						
	Sink Table, 1 Bowl	Ea	1	I	850	850	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Slanted Wall Rack Shelf	Ea	1	I	195	195	-
	Clean Dish Table w/ Rack Slide	Ea	1	I	575	575	-
	Undercounter Glass Washer	Ea	1	I	2,400	2,400	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	589	589	-
	Rack Dolly	Ea	1	I	212	212	-
	Westin Club						
	Drop-In Frost Top	Ea	1	I	1,600	1,600	-
	Drop-In Frost Top	Ea	1	I	1,600	1,600	-
	2-Slot Toaster	Ea	1	I	212	212	-
	2-Slot Toaster	Ea	1	I	212	212	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Built-In Induction Unit	Ea	1	I	2,600	2,600	-
	Upright Beverage Display Refrigerator, 2 Full Glass Doors	Ea	1	I	12,500	12,500	-
	Remote Condensing Unit for WCC-016	Ea	1	I			
	Espresso Coffee Machine w/ Cup Warmer & Refrigerator	Ea	1	I	23,500	23,500	-
	Water Filter w/ Pre-Filter	Ea	1	I	350	350	-
	L25 - GRANGE GRILL						
	F&B Storage						
	Upright Beverage Refrigerator, 2 Full Solid Doors	Ea	1	I	2,666	2,666	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Upright Refrigerator, 4 Solid Doors	Ea	1	I	2,878	2,878	-
	Upright Freezer, 2 Doors	Ea	1	I	2,424	2,424	-
	High Storage Cabinet, 4 Hinge Doors	Ea	1	I	1,212	1,212	-
	4-Tier Polymer Plain Shelf	Ea	2	I	651	1,302	-
	4-Tier Polymer Plain Shelf	Ea	1	I	565	565	-
	Ice Production						
	Ice Cube Machine	Ea	1	I	2,500	2,500	-
	Ice Bin	Ea	1	I	900	900	-
	Water Filter w/ Pre-Filter & UV System	Ea	1	I	500	500	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Cold Section						
	Hand Wash Basin w/ Infrared Faucet,	Ea	1	I	600	600	-
	Counter Top Freezer, 2 Doors	Ea	1	I	2,720	2,720	-
	Open Cabinet	Ea	1	I	600	600	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Counter Top Refrigerator, 1 Door & 4 Drawers	Ea	1	I	3,430	3,430	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Hot Section						
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Counter Top Refrigerator, 1 Door & 4 Drawers	Ea	1	I	370	370	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Open Cabinet	Ea	1	I	600	600	-
	Combi Oven Size GN 2/3	Ea	1	I	8,645	8,645	-
	Electric Deep Fat Fryer, 2 Vats on Cupboard Base	Ea	1	I	9,775	9,775	-
	Electric Griddle Smooth on Electric Oven	Ea	1	I	6,095	6,095	-
	4-Zone Induction Range on Cupboard Base	Ea	1	I	10,405	10,405	-
	Ambient Worktop w/ Open Base	Ea	1	I	2,780	2,780	-
	Electric Salamander w/ Wall Installation Kit	Ea	1	I	3,415	3,415	-
	SS. Single Piece Top	Ea	1	I	150	150	-
	Extraction Hood w/ Supply Air Return & UV System	Ea	1	I	9,900	9,900	-
	Fire Suppression System for # GGB-028	Ea	1	I	4,300	4,300	-
	Cabinet w/ Hinge Door	Ea	1	I	700	700	-
	Plate Warming Cabinet w/ Hinge Door	Ea	1	I	1,151	1,151	-
	Open Cabinet	Ea	1	I	600	600	-
	Microwave Oven	Ea	1	I	1,000	1,000	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Ceramic Infra-Red Strip Heater w/ Light	Ea	1	I	1,800	1,800	-
	Beverage Service	Ea	1	I			
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Blender, On-Counter	Ea	1	I	900	900	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Cocktail Unit w/ Speed Rail	Ea	1	I	1,200	1,200	-
	Open Cabinet	Ea	1	I	600	600	-
	Cold Towel Cabinet	Ea	1	I	515	515	-
	Cold Towel Cabinet	Ea	1	I	740	740	-
	Hot Towel Cabinet	Ea	1	I	450	450	-
	Espresso Coffee Machine w/ Cup Warmer & Refrigerator	Ea	1	I	19,000	19,000	-
	Water Filter	Ea	1	I	340	340	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Clearing Area						
	Bussing Trolley	Ea	1	I	350	350	-
	Clearing Trolley	Ea	1	I	350	350	-
	Pot Wash Area						
	High Storage Cabinet w/ Mop Sink & Mop Hanger	Ea	1	I	1,909	1,909	-
	Pot Wash Sink, 3 Bowls	Ea	1	I	1,800	1,800	-
	Pot Rail	Ea	1	I	333	333	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Work Table	Ea	1	I	350	350	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	500	500	-
	4-Tier Polymer Slotted Shelf	Ea	1	I	512	512	-
	Grange Grill Kitchen						
	Drop-In Sink, 1 Bowl (Round Shape)	Ea	1	I	600	600	-
	Electronic Sensor Faucet for # GGE-001	Ea	1	I	410	410	-
	Soap Dispenser	Ea	1	I	250	250	-
	Undercounter Refrigerator, 2 Doors	Ea	1	I	2,500	2,500	-
	Cabinet w/ Built-In Sink & Hinge Door	Ea	1	I	969	969	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Mixing Faucet for # GGE-003	Ea	1	I	140	140	-
	Waste Bin	Ea	1	I	25	25	-
	Undercounter Refrigerator, 6 Drawers	Ea	1	I	2,484	2,484	-
	Carving Station	Ea	1	I	800	800	-
	Plate Warming Cabinet w/ Hinge Door	Ea	1	I	1,151	1,151	-
	Charcoal Grill	Ea	1	I	21,000	21,000	-
	Island Type Extraction Hood w/ Supply Air Return Water Misty System & Drai	Ea	1	I	5,346	5,346	-
	Fire Suppression System for # GGE-009	Ea	1	I	4,300	4,300	-
	Cabinet w/ Hinge Door & Condiment Drawer	Ea	1	I	1,000	1,000	-
	Drop-In 2-Zones Induction Unit	Ea	1	I	3,900	3,900	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	L26 - ROOF TOP RESTAURANT						
	Food Store						
	Hand Wash Basin w/ Infrared Faucet,	Ea	1	I	600	600	-
	Upright Refrigerator, 4 Solid Doors	Ea	1	I	2,878	2,878	-
	Upright Freezer, 2 Doors	Ea	1	I	2,424	2,424	-
	High Storage Cabinet, 2 Hinge Doors	Ea	1	I	1,121	1,121	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Cold Section						
	Open Cabinet	Ea	1	I	600	600	-
	Open Cabinet	Ea	1	I	600	600	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	
	Counter Top Freezer, 2 Doors	Ea	1	I	2,720	2,720	-
	2-Tier Hanging Shelf	Ea	1	I	500	500	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Hot Section						
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Counter Top Refrigerator, 1 Door & 4 Drawers	Ea	1	I	3,430	3,430	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Combi Oven Size GN 2/3	Ea	1	I	8,645	8,645	-
	Open Cabinet	Ea	1	I	600	600	-
	Electric Deep Fat Fryer, 2 Vats on Cupboard Base	Ea	1	I	9,775	9,775	-
	Ambient Worktop w/ Open Base	Ea	1	I	2,780	2,780	-
	Electric Griddle Smooth on Electric Oven	Ea	1	I	6,095	6,095	-
	4-Zone Induction Range on Cupboard Base	Ea	1	I	10,405	10,405	-
	SS. Wall Cladding	Ea	1	I	666	666	-
	Extraction Hood w/ Supply Air Return & UV System	Ea	1	I	10,175	10,175	-
	Fire Suppression System for # BAB-023	Ea	1	I	4,300	4,300	-
	Plate Warming Cabinet w/ Hinge Door	Ea	1	I	1,151	1,151	-
	Open Cabinet	Ea	1	I	600	600	-
	SS. Single Piece Top	Ea	1	I	150	150	-
	Microwave Oven	Ea	1	I	1,000	1,000	-
	Electric Salamander	Ea	1	I	3,415	3,415	
	2-Tier Hanging Shelf	Ea	1	I	500	500	
	Ceramic Infra-Red Strip Heater w/ Light	Ea	1	I	1,800	1,800	-
	Service Station						
	Upright Wine Refrigerator, 1 Full Solid Door	Ea	1	I	2,030	2,030	-
	Upright Beverage Refrigerator, 1 Full Solid Door	Ea	1	I	3,900	3,900	-
	Sink Cabinet, 1 Bowl	Ea	1	I	1,000	1,000	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	370	370	-
	Wall Cabinet w/ Sliding Door	Ea	1	I	848	848	-
	Open Cabinet	Ea	1	I	600	600	-
	Water Boiler	Ea	1	I	1,480	1,480	-
	Espresso Coffee Machine w/ Cup Warmer	Ea	1	I	19,000	19,000	-
	Water Filter w/ Pre-Filter	Ea	1	I	350	350	-
	Cold Towel Cabinet	Ea	1	I	515	515	-
	Cold Towel Cabinet	Ea	1	I	740	740	-
	Hot Towel Cabinet	Ea	1	I	450	450	-
	Ice Cube Machine	Ea	1	I	4,000	4,000	-
	Ice Bin	Ea	1	I	1,100	1,100	-
	Water Filter w/ Pre-Filter & UV System	Ea	1	I	500	500	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Dish / Pot Wash						
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Dirty Dish Table w/ Pre-Rinse Unit	Ea	1	I	2,300	2,300	-
	Over Rack Shelf	Ea	1	I	363	363	-
	Mobile Garbage Bin, Lift-Off Lid	Ea	1	I	370	370	-
	Dish Washer	Ea	1	I	5,000	5,000	-
	Condensate Canopy w/ Supply Air Return	Ea	1	I	900	900	-
	Clean Dish Table w/ Rack Slide	Ea	1	I	575	575	-
	Slanted Wall Rack Shelf	Ea	1	I	195	195	-

	Type	Unit	Qty	Category	Unit rate	Amount Import	Amount Local
	Undercounter Glass Washer	Ea	1	I	2,400	2,400	-
	Pot Wash Sink, 3 Bowls	Ea	1	I	1,800	1,800	-
	Pot Rail	Ea	1	I	333	333	-
	1-Tier Wall Shelf	Ea	1	I	200	200	-
	Floor Channel & Gully w/ Grating (Type B)	Lot	1	I	500	500	-
	Steward Store						
	4-Tier Polymer Slotted Shelf	Ea	2	I	512	1,024	-
	Rack Dolly	Ea	1	I	212	212	-
	Rack Trolley	Ea	1	I	310	310	-
	Dish Caddy	Ea	1	I	1,780	1,780	-
	Hose Reel	Ea	1	I	1,810	1,810	-
	Hand Wash Basin w/ Infrared Faucet, Towel Dispenser, Soap Dispenser & Dust Bin	Ea	1	I	600	600	-
	Roof Top Bar						
	Cabinet w/ Built-In Hand Wash Sink (Square Shape) & Hinge Door	Ea	1	I	900	900	-
	Electronic Sensor Faucet for # BAE-001	Ea	1	I	410	410	-
	Soap Dispenser	Ea	1	I	250	250	-
	Paper Towel Dispenser	Ea	1	I	150	150	-
	Waste Bin	Ea	1	I	100	100	-
	Waste Bin	Ea	1	I	100	100	-
	Filler Top	Ea	1	I	150	150	-
	Undercounter Glass Washer	Ea	1	I	2,400	2,400	-
	Low Cabinet w/ Drawer	Ea	1	I	606	606	-
	Undercounter Refrigerator, 1 Door	Ea	1	I	1,670	1,670	-
	Blender Station w/ Built-In Sink & Hinge Door	Ea	1	I	1,200	1,200	-
	Mixing Faucet for # BAE-011	Ea	1	I	287	287	-
	Poly Cutting Board	Ea	1	I	200	200	-
	Blender, In-Counter	Ea	1	I	1,300	1,300	-
	Waste Bin	Ea	1	I	100	100	-
	Waste Bin	Ea	1	I	100	100	-
	Cocktail Unit w/ Speed Rail	Ea	1	I	1,200	1,200	-
	Filler Top	Ea	1	I	150	150	-
	Undercounter Ice Cube Machine	Ea	1	I	6,500	6,500	-
	Water Filter w/ Pre-Filter & UV System	Ea	1	I	450	450	-
	Cabinet w/ Hinge Door	Ea	1	I	700	700	-
	Cabinet w/ Hinge Door for Beer Cooler	Ea	1	I	600	600	-
	Undercounter Keg Refrigerator, 3 Doors	Ea	1	I	5,000	5,000	-
	Cabinet w/ Hinge Door	Ea	1	I	700	700	-
	Cabinet w/ Hinge Door for Electrical Distribution	Ea	1	I	600	600	-
	Cold Towel Cabinet	Ea	1	I	515	515	-
	Low Cabinet w/ Drawer	Ea	1	I	606	606	-
	Undercounter Refrigerator, 1 Door	Ea	1	I	1,670	1,670	-
	Blender Station w/ Built-In Sink & Hinge Door	Ea	1	I	1,200	1,200	-
	Mixing Faucet for # BAE-035	Ea	1	I	287	287	-
	Poly Cutting Board	Ea	1	I	200	200	-
	Blender In Counter	Ea	1	I	1,300	1,300	-
	Waste Bin	Ea	1	I	100	100	-
	Waste Bin	Ea	1	I	100	100	-
	Cocktail Unit w/ Speed Rail	Ea	1	I	1,200	1,200	-
	Undecounter Freezer, 1 Solid Door	Ea	1	I	1,850	1,850	-
	Bottle Cooler, 2 Solid Doors	Ea	1	I	2,030	2,030	-
	Bottle Cooler, 2 Solid Doors	Ea	1	I	2,030	2,030	-
	Bottle Cooler, 2 Solid Doors	Ea	1	I	2,030	2,030	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	L06 TO L24 - MAID PANTRY (19 UNITS)						
	L07, L10, L13, L16, L19, L22 & L24 - Maid Pantry Type A (7 Units)						
	Hand Wash Basin w/ Infrared Faucet, Towel Dispenser, Soap Dispenser & Dust Bin	Ea	7	I	600	4,200	-
	Drop-In Sink, 1 Bowl	Ea	7	I	600	4,200	-
	Mobile Garbage Bin, Foot Pedal	Ea	7	I	370	2,590	-
	Undercounter Dish / Glass Washer	Ea	7	I	2,400	16,800	-
	Undercounter Ice Cube Machine	Ea	7	I	1,900	13,300	-
	Water Filter w/ Pre-Filter & UV System	Ea	7	I	450	3,150	-
	Floor Gully w/ Grating (Type A)	Ea	7	I	200	1,400	-
	L06, L08, L09, L11, L12, L14, L15, L17, L18, L20, L21 & L23 - Maid Pantry Type B (12 Units)						
	Hand Wash Basin w/ Infrared Faucet, Towel Dispenser, Soap Dispenser & Dust Bin	Ea	12	I	600	7,200	-
	Drop-In Sink, 1 Bowl	Ea	12	I	400	4,800	-
	Mobile Garbage Bin, Foot Pedal	Ea	12	I	370	4,440	-
	Floor Gully w/ Grating (Type A)	Ea	12	I	200	2,400	-
5.5	Laundry Equipment						
	B01 - GUEST VALET LAUNDRY						
	Sorting Area	Ea	1	I	900	900	-
	Air Curtain	Ea	1	I	300	300	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Insect Trap	Ea	1	I	656	656	-
	Eye Wash Sink	Ea	1	I	845	845	-
	Sink Table, 1 Bowl	Ea	1	I	370	370	-
	Mobile Garbage Bin, Foot Pedal	Ea	1	I	375	375	-
	Work Table	Ea	1	I	3,995	3,995	-
	Marking Machine	Ea	1	I	125	125	-
	1-Tier Wall Shelf	Ea	1	I	1,035	1,035	-
	Open Cabinet w/ Pigeon Hole	Lot	1	I	500	500	-
	Floor Channel & Gully w/ Grating (Type B)						
	Washer Area						
	Steam Spotting Table w/ Built-In Vacuum Unit	Ea	1	I	3,000	3,000	-
	Washer Extractor, 6.5 kgs., Electric Heating	Ea	1	I	2,119	2,119	-
	Dryer, 6.5 kgs, Electric Heating (Stack-On)	Ea	1	I	1,389	1,389	-
	Washer Extractor, 6.5 kgs., Electric Heating	Ea	1	I	2,119	2,119	-
	Dryer, 6.5 kgs, Electric Heating (Stack-On)	Ea	1	I	1,389	1,389	-
	Multi-Solvent Dry Cleaning Machine	Ea	1	I	56,750	56,750	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Finishing Area						
	Vacuum Table (1200 x 700 mm.)w/ Built-In Vacuum Unit	Ea	1	I	2,000	2,000	-
	Vacuum Table (1200 x 700 mm.)w/ Built-In Vacuum Unit	Ea	1	I	2,000	2,000	-
	Form Finisher	Ea	1	I	16,953	16,953	-
	Condensate Hood	Ea	1	I	3,200	3,200	
	Air Compressor Room						
	Air Compressor w/ Refrigerated Air Dryer(Floor Mounted)	Ea	1	I	7,000	7,000	-
	Floor Gully w/ Grating (Type A)	Ea	1	I	200	200	-
	Steam Boiler	Ea	1	I	5,000	5,000	-
	L01A - UNIFORM STORE						
	Uniform Store						
	Garment Hanger Conveyor	Ea	1	I	4,600	4,600	-
	Garment Hanger Conveyor	Ea	1	I	4,600	4,600	-
	Sub Total (5.0)					14,593,910	-
6.0	Kitchen Appliances						
	Cooker hob	no	98	I	720	70,560	-
	Hood	no	98	I	470	46,060	-
	Refrigerator	no	98	I	3,100	303,800	-
	Microwave oven	no	98	I	1,000	98,000	-
	Double oven	no	98	I	1,500	147,000	-
	Dishwasher	no	98	I	1,200	117,600	-
	Built-in waste bin	no	98	I	302	29,596	-
	Double bowl sink with faucet	no	98	I	1,255	122,990	-
	Washing machine	no	98	I	500	49,000	
	Dryer	no	98	I	300	29,400	-
	Sub Total (6.0)					1,014,006	-
7.0	Home Management System	Ls	1	I	220,000	220,000	-
8.0	Network room controller system	Ls	1	I	225,840	225,840	-
9.0	HOES	Ls	1	I	12,131,652	12,131,652	-
	J. DIRECT WORK					38,145,986	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
1.0							
	ADAPTER PLUG SET	Ea	180	I	10	1,872	-
	WHEELCHAIR	Ea	1	I	208	208	-
	GLASS, BATH ROOM	Ea	540	I	2	842	-
	SOAP DISH	Ea	99	I	1	124	-
	MATCHES	Cs	2	I	187	374	-
	DESK BLOTTER	Ea	99	I	27	2,625	-
	DIRECTORY COVER	Ea	99	I	42	4,118	-
	REMOTE CONTROL COVER	Ea	99	I	26	2,574	-
	FACIAL TISSUE	Cs	25	I	24	599	-
	HAMPER	Ea	95	I	52	4,940	-
	CONDITIONER	Ea	8,000	I	0.26	2,080	-
	MOISTURIZER	Ea	8,000	I	0.26	2,080	-
	SHAMPOO	Ea	8,000	I	0.26	2,080	-
	SHOWER GEL	Ea	8,000	I	0.26	2,080	-
	MOUTHWASH	Ea	4,000	I	0.36	1,440	-
	FACIAL SOAP IN BOX	Ea	8,000	I	0.36	2,880	-
	BATH SOAP IN BOX	Ea	8,000	I	0.36	2,880	-
	JAR, CRACKLE GLASS	Ea	135	I	10.40	1,404	-
	LAUNDRY VALET BAG	Ea	1,000	I	1.04	1,040	-
	SEWING KITS	Ea	270	I	0.42	113	-
	SHOE MITT	Ea	270	I	0.31	84	-
	SHOWER CAP	Ea	270	I	0.16	43	-
	COTTON BALLS	Ea	2,000	I	0.21	420	-
	COTTON TIPS	Ea	2,000	I	0.21	420	-
	COTTON PADS	Ea	2,000	I	0.21	420	-
	COMB	Ea	180	I	0.52	94	-
	EMERY BOARD	Ea	180	I	0.21	38	-
	SHOE POLISHER	Ea	180	I	0.52	94	-
	TOOTHBRUSH KIT	Ea	180	I	0.73	131	-
	SHAVING KIT	Ea	180	I	0.78	140	-
	TOOTHBRUSH HOLDER	Ea	99	I	6.24	618	-
	BATH SALT JAR	Ea	197	I	12	2,459	-
	ASHTRAY, GUESTROOM	Ea	180	I	2	281	-
	FACIAL TISSUE COVER	Ea	99	I	21	2,059	-
	HAIR DRYER	Ea	95	I	23	2,174	-
	PENS, R.C. LOGO	Ea	3,000	I	1	3,120	-
	SCALES, BATHROOM	Ea	95	I	21	1,976	-
	SHOE HORN	Ea	180	I	2	374	-
	WASTE BASKET, GUEST ROOM	Ea	207	I	8	1,722	-
	WAXED COASTER	Cs	5	I	31	156	-
	TOILET TISSUE	Cs	16	I	31	499	-
	LADIES' HANGER/SKIRT	Ea	720	I	2	1,123	-
	MEN'S HANGER	Ea	720	I	2	1,123	-
	PADDED HANGER/SILK	Ea	270	I	1	281	-
	UPGRADED SUIT HANGER	Ea	450	I	2	936	-
	UMBRELLA, CURVED HANDLE	Ea	197	I	5	1,024	-
	SHOE SHINE BAG	Ea	100	I	2	208	-
	COAT BRUSH	Ea	180	I	4	749	-
	BATH TUB TRAY	Ea	200	I	19	3,744	-
	BATH SALTS	Ea	360	I	1	299	-
	LOOFAH SPONGE	Ea	360	I	0	151	-
	BATH TUB PILLOW	Ea	200	I	16	3,120	-
	WOOLITE PACKET	Cs	1	I	52	52	-
	EMERGENCY FLASHLIGHT	Ea	90	I	5	468	-
	DRAWER LINER PAPER	Ea	540	I	0.42	227	-
	MAGAZINES	Lot	1	I	2,600	2,600	-
	PUBLIC AREA TRASH CONTAINER	Ea	10	I	31	312	-
	REGISTRATION LEATHER BLOTTER	Ea	3	I	25	76	-
	UPGRADED REGISTRATION PEN	Ea	100	I	6	572	-
	CLOCK RADIO	Ea	197	I	83	16,390	-
	ADA EQUIPMENT	Ea	1	I	615	615	-
	PLAYING CARDS	Cs	1	I	206	206	-
	MUSIC CD'S/DVD	Lot	1	I	3,120	3,120	-
	BOOKS / MAGAZINES	Lot	1	I	7,280	7,280	-
	ALLOWANCE	Lot	1	I	10,400	10,400	-
	CLOSET SACHET	Ea	220	I	4	801	-
	UMBRELLA STAND	Ea	95	I	26	2,470	-
	FAX MACHINES	Ea	10	I	260	2,600	-
	DETERGENT	Ea	1,000	I	3	3,120	-
	MISCELLANEOUS SUPPLIES	ls	1	I	10,400	10,400	-
2.0	**ROOMS LINEN**						
2.1	ALL GUESTROOMS						
	ROBES, TERRY	Ea	630	I	21	13,104	-
	BATH TOWELS	Ea	1,080	I	5	5,389	-
	HAND TOWELS	Ea	720	I	3	1,872	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	WASHCLOTHS	Ea	1,080	I	1	1,123	-
	BATHMATS	Ea	360	I	4	1,310	-
	BATH RUG (CUSTOM)	Ea	270	I	14	3,650	-
2.2	POWDER ROOMS						
	HAND TOWELS	Ea	1,080	I	3	2,722	-
	WASHCLOTHS	Ea	2,160	I	1	1,382	-
	BATH RUG 21x34"	Ea	360	I	8	2,945	-
2.3	KING BEDS						
	PILLOWS 25/75 DOWN/FEATHER	Ea	244	I	23	5,583	-
	PILLOWS, EURO SQUARE	Ea	122	I	9	1,142	-
	PILLOW, FOAM (ON REQUEST)	Ea	15	I	7	109	-
	PILLOW COVER WITH ZIPPER	Ea	319	I	1	466	-
	PILLOW CASE	Ea	1,015	I	4	4,222	-
	PILLOW CASE	Ea	406	I	6	2,533	-
	FEATHER BED / KING	Ea	61	I	58	3,553	-
	FEATHER BED PROTECTOR / KING	Ea	61	I	10	634	-
	SHEETS / KING	Ea	203	I	26	5,278	-
	DUVET / KING	Ea	61	I	57	3,489	-
	DUVET COVER / KING	Ea	174	I	47	8,143	-
	BLANKET (ON REQUEST)	Ea	15	I	19	281	-
2.4	DOUBLE BEDS						
	PILLOWS 25/75 DOWN/FEATHER	Ea	134	I	23	3,066	-
	PILLOWS, EURO SQUARE	Ea	67	I	9	627	-
	PILLOW, FOAM (ON REQUEST)	Ea	8	I	7	58	
	PILLOW COVER WITH ZIPPER	Ea	480	I	1	701	-
	PILLOW CASE	Ea	560	I	4	2,330	-
	PILLOW CASE	Ea	448	I	6	2,796	-
	FEATHER BED / DOUBLE	Ea	67	I	46	3,066	-
	FEATHER BED PROTECTOR / DOUBLE	Ea	67	I	5	348	-
	SHEETS / DOUBLE	Ea	224	I	21	4,659	-
	DUVET / DOUBLE	Ea	67	I	47	3,136	-
	DUVET COVER / DOUBLE	Ea	192	I	42	7,987	-
	BLANKET (ON REQUEST)	Ea	8	I	19	150	-
2.5	CRIBS						
	CRIB ENSEMBLE	Set	10	I	150	1,498	-
	SHEETS	Ea	10	I	24	239	-
2.6	OTHER						
	HUCK TOWELS, PUBLIC AREA	Ea	360	I	0	94	-
	MISCELLANEOUS ITEMS	ls	1	I	12,480	12,480	-
3.0	**LAUNDRY EQUIP INTEGRATED**						
	PORTABLE LAUNDRY CARTS W/SHELVES	Ea	3	I	645	1,934	-
	PORTABLE STEAMER	Ea	1	I	218	218	-
	LINEN TRANSPORT CART	Ea	10	I	172	1,716	-
	PLATFORM LIFTS FOR CART	Ea	3	I	48	144	-
	LINEN TRANSPORT CART	Ea	3	I	182	546	-
	" Z " RACK	Ea	3	I	88	265	
	MESH TRIPLE UNIFORM SORTER	Ea	1	I	328	328	-
	MISCELLANEOUS EQUIPMENT	Ea	1	I	3,120	3,120	-
4.0	**HSKP SHELVES INTEGRATED**						
	PERMANENT SHELVING FOR LINEN STORAGE	Set	14	I	121	1,692	-
	POSTS FOR SHELVING	Set	14	I	48	677	-
	IN ROOM DINING DIRTY DISH STORAGE	Lot	1	I	1,040	1,040	-
	MISCELLANEOUS SHELVING FOR FLOOR	Set	13	I	156	2,028	-
5.0	**KITCHEN SUPPLIES**						
	DINNER PLATE		436	I	12	5,441	-
	SALAD PLATE		436	I	9	4,081	-
	DESSERT PLATE		436	I	9	4,081	-
	BREAD AND BUTTER PLATE		436	I	8	3,628	-
	SOUP BOWL (WITHOUT SAUCER)		436	I	8	3,628	-
	RICE BOWLS		436	I	8	3,628	-
	COFFEE CUP AND SAUCER		436	I	16	6,802	-
	ORIENTAL TEA CUP AND SAUCER		436	I	16	6,802	-
	FRUIT SAUCER		436	I	16	6,802	-
	COFFEE MUG		256	I	10	2,662	-
	SUGAR BOWL		90	I	16	1,404	-
	CREAMER		90	I	16	1,404	-
	TEAPOT		90	I	52	4,680	-
	NOODLE BOWL		372	I	12	4,643	-
	SERVING PLATTER (SET OF 3)		90	I	52	4,680	-
	SERVING BOWL (SET OF 3)		90	I	52	4,680	-
5.1	STAINLESS STEEL FLATWARE						
	DINNER FORK		436	I	3	1,134	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	SALAD FORK		436	I	2	907	-
	DINNER KNIFE		436	I	3	1,360	-
	BUTTER KNIFE		436	I	2	907	-
	SOUP SPOON		436	I	2	907	-
	DESSERT SPOON		436	I	2	907	-
	TEASPOON		436	I	1	453	-
	ICE TEASPOON		372	I	2	580	-
	SERVING SPOON		96	I	6	599	-
	SERVING FORK		96	I	6	599	-
5.2	GLASSWARE						
	ROCK GLASS		436	I	3	1,134	-
	HIGHBALL		436	I	3	1,134	-
	WHITE WINE GLASS		436	I	2	1,020	-
	RED WINE GLASS		436	I	2	1,020	-
	ASHTRAY		218	I	10	2,267	-
	WATER GOBLET		436	I	5	2,040	-
5.3	ELECTRICAL APPLIANCE						
	TOASTER		90	I	47	4,212	-
	EXPRESSO MACHINE		870	I	229	199,056	-
	COFFEE MACHINES (PAPERLESS DRIP)		90	I	62	5,616	-
	WATER DISPENSER		90	I	-	-	-
	ELECTRIC WATER KETTLE (2 TEMPERATURES)		90	I	83	7,488	-
	RICE COOKER		90	I	31	2,808	-
	JUICER		90	I	83	7,488	-
	BLENDER		90	I	104	9,360	-
5.4	ACCESSORIES						
	SALTMILL		90	I	8	749	-
	PEPPER MILL		90	I	8	749	-
	FLATWARE TRAY		90	I	21	1,872	-
	CORKSCREW		90	I	8	749	-
	BOTTLE OPENER		90	I	1	47	-
	CAN OPENER		90	I	7	655	-
	BREAD BASKET		90	I	8	749	-
	CHOPSTICKS		436	I	2	907	-
	CHOPSTICK REST		436	I	2	907	-
	TEA STRAINER		90	I	5	468	-
	CANDLE HOLDER		90	I	10	936	-
5.5	KITCHEN UTENSILS						
	SAUCEPAN WITH LID (1 & 3 QUART)		90	I	52	4,680	-
	FRYING PAN (8 & 12)		90	I	52	4,680	-
	8 LITRE CASSEROL DISH WITH LID		90	I	16	1,404	-
	MIXING BOWLS (SET OF 3)		90	I	8	749	-
	SALAD TONGS		90	I	5	468	-
	MEASURING SPOON SET (4 PIECES)		90	I	3	281	-
	MEASURING CUP		90	I	4	374	-
	COOKING SPOON		90	I	3	234	-
	SLOTTED SPOON		90	I	3	234	-
	LADDLE		90	I	3	234	-
	SPATULA/PANCAKE TURNER		90	I	3	234	-
	SPATULA SCRAPER		90	I	3	234	-
	COOKING PLASTIC SPOON		90	I	2	140	-
	WHISK		90	I	3	234	-
	VEGETABLE PEELER		90	I	4	328	-
	MULTI USE GRATER		90	I	6	562	-
	CHOPPING BOARD (SET OF 2)		90	I	26	2,340	-
	KNIFE SET (6 PIECES)		90	I	62	5,616	-
	KNIFE BLOCK HOLDER		90	I	16	1,404	-
	STORAGE CONTAINER WITH LIDS (6 SIZES SET)		90	I	31	2,808	-
	PIZZA CUTTER		90	I	5	468	-
	UTENSIL HOLDER		90	I	16	1,404	-
	ICE CREAM SCOOP		90	I	3	281	-
	BAKING PAN (SET OF 3)		90	I	16	1,404	-
	ICE BUCKET AND ICE TONGS		90	I	16	1,404	-
	PITCHER		90	I	31	2,808	-
	TONGS		90	I	6	515	-
	SALAD SPINNER		90	I	5	468	-
	SCISSORS		90	I	21	1,872	-
5.6	MISCELLANEOUS AMENITIES						
	WASTE BASKET		90	I	10	936	-
	FLATWARE TRAY ORGANISER		90	I	10	936	-
	LIQUID SOAP DISPENSER		90	I	9	842	-
	OVEN GLOLVES		90	I	5	468	-
	COOK APRON		90	I	10	936	-
	KITCHEN CLOTHES		180	I	3	468	-
	PAPER TOWEL HOLDER		90	I	10	936	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	NAPKINS		436	I	2	680	-
	PLACEMATS		436	I	4	1,587	-
6.0	**BUSINESS CENTER**						
	IT SUPPLIES	Ea	2	I	1,040	2,080	-
	MISCELLANEOUS ITEMS	Ea	1	I	3,120	3,120	-
7.0	**BAGGAGE HANDLING**						
	BELL CART	Ea	3	I	3,432	10,296	-
	UMBRELLA, LARGE GOLF	Ea	10	I	9	91	-
	UMBRELLA COVER MACHINE	Ea	1	I	104	104	-
	STANCHIONS	Set	20	I	52	1,040	-
	MISCELLANEOUS ITEMS	Ls	1	I	3,120	3,120	-
8.0	**RECREATION EQUIPMENT**						
	MOUNTAIN BIKES	Ea	10	I	728	7,280	-
	BIKES ACCESSORIES	Set	10	I	104	1,040	-
9.0	**ADMINISTRATIVE OFFICE SUPPLIES**						
	ACCORDIAN FILE 1-31	Ea	1	I	10	10	-
	ACCORDIAN FILE A-Z	Ea	1	I	8	8	-
	BINDER CLIPS LARGE	Bx	1	I	1	1	-
	BINDER CLIPS MEDIUM	Bx	1	I	0	0	-
	BUSINESS CARD FILE	Ea	3	I	30	90	-
	CALCULATOR ROLLS	Ea	14	I	0	4	-
	CALCULATOR, 10 DIGIT, PRINTING	Ea	3	I	44	132	-
	CHAIRMATS	Ea	1	I	22	22	-
	CLIPBOARDS LEGAL	Ea	4	I	1	3	-
	CLIPBOARDS LETTER	Ea	4	I	1	3	-
	COPY PAPER	Ream	7	I	3	22	-
	COPY PAPER	Ream	14	I	2	33	-
	CORKBOARD	Ea	2	I	58	116	-
	DESK CALENDAR	Ea	3	I	6	18	-
	DRAWER FRAMES LEGAL SIZE	Set	4	I	5	21	-
	DRAWER FRAMES LETTER SIZE	Set	1	I	5	5	-
	DRAWER ORGANIZER	Ea	1	I	3	3	-
	DRY ERASE BOARD	Ea	2	I	91	182	-
	DRY ERASE ERASER	Ea	2	I	2	4	-
	DRY ERASE MARKERS	Set	2	I	3	6	-
	FILE FASTENERS, TWO HOLE	Bx	1	I	1	1	-
	FILE FOLDERS LEGAL 1/3 CUT	Bx	5	I	7	35	-
	FILE FOLDERS LETTER 1/3 CUT	Bx	5	I	5	27	-
	CORRECTION TAPE	Ea	3	I	1	4	-
	GLUE STICK	Ea	1	I	1	1	-
	HANGING FOLDERS, LEGAL	Bx	10	I	7	75	-
	HANGING FOLDERS, LETTER	Bx	10	I	5	46	-
	HIGHLIGHTERS	Set	3	I	2	5	-
	HOLE PUNCH, THREE HOLE	Ea	1	I	5	5	-
	HOLE PUNCH, TWO HOLE	Ea	1	I	4	4	-
	HOT FILE SETS	Set	1	I	63	63	-
	IN/OUT BOXES(2)	Ea	7	I	6	44	-
	LINED PAD, LETTER	Dz	1	I	6	6	-
	MESSAGE BOOKS	Ea	2	I	4	8	-
	MOUSE PADS W/WRIST REST	Ea	3	I	10	29	-
	PACKING TAPE	Roll	4	I	4	15	-
	PAPER CLIP HOLDER	Ea	3	I	0.46	1.38	-
	PAPER CLIPS, GEM	Bx	5	I	0.09	0.45	-
	PAPER CLIPS, JUMBO	Bx	5	I	0.28	1.40	-
	PENCILS	Dz	1	I	1	1.03	-
	PENS, BLACK INK	Dz	1	I	1	1.01	-
	PENS, BLUE INK	Dz	1	I	1	1.16	-
	PENS, RED INK	Dz	1	I	1	1.16	-
	PERMANENT MARKERS	Ea	3	I	1	3	-
	POST IT PADS	Pad	5	I	1	4	-
	PUSH PINS	Bx	3	I	1	2	-
	RUBBERBANDS	Bx	1	I	1	1	-
	RULER	Ea	4	I	1	2	-
	SCISSORS	Ea	4	I	1	3	-
	SHEET PROTECTORS	Bx	1	I	9	9	-
	STAPLE REMOVER	Ea	5	I	0	2	-
	STAPLER	Ea	5	I	2	11	-
	STAPLES	Bx	3	I	0	1	-
	TAPE DISPENSER	Ea	4	I	2	6	-
	TAPE, MAGIC TRANSPARENT	Roll	5	I	2	10	-
	WALL CLOCKS	Ea	1	I	21	21	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	WASTE BASKET	Ea	5	I	3	16	-
	Misc Supplies & Equipment	ls	1	I	1,040	1,040	-
10.0	**LOSS PREVENTION**						
	BIO SAFETY KITS	Kit	420	I	5	2,184	-
	FIRE EXTINGUISHER	Ea	120	I	31	3,744	-
	ROOM FIRE MASK KIT	Ea	200	I	3	624	-
	MISCELLANEOUS ITEMS	Ls	1	I	3,120	3,120	-
11.0	**CLEANING SUPPLIES**						
11.1	CLEANING EQUIPMENT: ROOMS						
	MAID CART	Ea	15	I	832	12,480	-
	OZONE MACHINE	Ea	1	I	302	302	-
	BAG FOR MAID CART	Ea	15	I	25	374	-
	PORTABLE CRIB	Ea	2	I	301	602	-
	PORTABLE CRIB MATRESS	Ea	2	I	31	62	-
	PORTABLE BED	Ea	3	I	454	1,362	-
	MAID CADDY	Ea	9	I	8	75	-
	CLIPBOARDS	Ea	10	I	3	34	-
	ASH URNS-PORT COCHERE	Ea	2	I	259	518	-
	ASH URN STAMP	Ea	4	I	36	146	-
	ASH URN SAND	Bx	2	I	10	21	-
	GLASS RACK DOLLIES	Ea	5	I	49	246	-
	KEY BACK	Ea	10	I	5	49	-
	LOGO MATS	Ea	6	I	205	1,229	-
	VACUUM--12" MANUAL	Ea	6	I	260	1,560	-
	VACUUM--14"	Ea	18	I	464	8,359	-
	VACUUM COVER 12"	Ea	11	I	16	180	-
	VACUUM BAGS FOR 12"/14"	Pk	15	I	14	214	-
	HAND TRUCK W/ PNEUMATIC WHEELS		2	I	71	141	-
	PLATFORM TRUCK		2	I	301	602	-
	CLEANING RAGS	Lb	100	I	1	121	-
	MISCELLANEOUS SUPPLIES	Ls	1	I	4,160	4,160	-
11.2	CLEANING SUPPLIES: ROOMS/F&B						
	TRASH CAN-14 QT.	Ea	5	I	17	84	-
	TRASH CAN-28QT.	Ea	5	I	25	126	-
	TRASH CAN DOLLY FOR 44 GALLON CAN	Ea	5	I	36	178	-
	TRASH CAN -44 GALLON	Ea	5	I	33	165	-
	TRASH CAN SLIM JIM	Ea	5	I	32	162	-
	WET FLOOR SIGN	Ea	5	I	17	83	-
	ROUND BUCKET	Ea	5	I	9	47	-
	DUST PANS-SUNDRY	Ea	5	I	3	15	-
	MOP BUCKET-35 QT. COMBO	Set	5	I	55	275	-
	RUBBER GLOVES-SUNDRY	Pr	20	I	7	138	-
	PUTTY KNIVES	Ea	5	I	4	18	-
	RAZOR BLADE SCRAPERS	Ea	5	I	2	11	-
	WINDOW BRUSH-6x2"	Ea	5	I	9	47	-
	DUST MOP HEAD	Ea	24	I	9	214	-
	DUST MOP FRAME W/HANDLE	Ea	12	I	7	83	-
	BROOMS	Ea	48	I	8	380	-
	PUSH BROOM HEAD-24"	Ea	15	I	10	145	-
	PUSH BROOM HANDLE	Ea	15	I	3	39	-
	TOY BROOMS	Ea	5	I	3	16	-
	STEP STOOL	Ea	2	I	45	90	-
	MOPHEADS-32oz STITCH LOOP	Ea	60	I	5	318	-
	SPONGES	Cs	3	I	26	79	-
	STAINLESS STEEL SPONGE	Ea	20	I	1	16	-
	SCOURING PAD	Box	5	I	12	62	-
	FLOOR SQUEEGEE-24" CURVED	Ea	5	I	15	73	-
	FLOOR SQUEEGEE-24" STRAIGHT	Ea	5	I	14	72	-
	WINDOW SQUEEGEE-12"	Ea	10	I	8	78	-
	WINDOW SQUEEGEE-16"	Ea	10	I	8	85	-
	MOP HANDLE FIBERGLASS-60"	Ea	18	I	12	216	-
	PAPER TOWELS-"C" FOLD	Cs	5	I	24	120	-
	LINERS-6 GALLON	Cs	5	I	60	299	-
	LINERS-55 GALLON	Cs	5	I	66	330	-
	HOAKIE SWEEPERS	Ea	3	I	56	167	-
	DOOR STOPS	Ea	20	I	1	20	-
	EDCO AIR FRESHENER	Ea	6	I	21	125	-
	WALL VASE FOR EDCO	Ea	6	I	5	31	-
	TREFLE AEROSOL SPRAY	Ea	12	I	6	74	-
11.3	CHEMICALS HOUSEKEEPING: THESE ITEMS TO BE VERIFIED BY HOTEL BEFORE PURCHASING						
	OASIS 115 XP STARTER KIT	Cs	1	I	57	57	-
	OASIS 136 STARTER KIT	Cs	1	I	57	57	-
	OASIS 136 REFILL	Cs	5	I	36	181	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	OASIS 255SF STARTER KIT	Cs	1	I	57	57	-
	OASIS 255SF REFILL	Cs	5	I	33	165	-
	OASIS 276 STARTER KIT	Cs	1	I	57	57	-
	OASIS 276 REFILL	Cs	5	I	57	286	-
	OASIS 297 STARTER KIT	Cs	1	I	57	57	-
	OASIS 297 REFILL	Cs	5	I	46	231	-
	STAINLESS CLEANER & POLISH	Cs	5	I	35	174	-
	DYNAMIX MARBLE SAFE CLEANER	Cs	5	I	44	218	-
	FURNITURE POLISH	Cs	5	I	46	229	-
	GUM REMOVER, SPRAY	Cs	1	I	40	40	-
12.0	**GYM EQUIPMENT**						
	TREAD MILL + CYCLYING MACHINE	No	6	I	3,200	19,200	-
	MULTI EXERCISE STATION	No	2	I	4,000	8,000	-
	CROSS TRAINING STATION	No	4	I	5,200	20,800	-
	WEIGHT LIFTING STATION	No	2	I	7,200	14,400	-
	MISCELLANEOUS	Ls	1	I	17,600	17,600	-
13.0	**TELEVISIONS & TV BRACKETS**						
	55" TV		1	I	2,800	2,800	-
	55" TV		2	I	2,800	5,600	-
	55" TV		1	I	2,800	2,800	-
	46" TV		1	I	2,000	2,000	-
	46" TV		1	I	2,000	2,000	
	46" TV		1	I	2,000	2,000	-
	46" TV		1	I	2,000	2,000	-
	46" TV		1	I	2,000	2,000	-
	46" TV		2	I	2,000	4,000	-
	46" TV		1	I	2,000	2,000	-
	Fixed TV Wall Mount for 48"/55" TV		1	I	56	56	-
	Fixed TV Wall Mount for 46" & 55" TV		2	I	56	112	-
	Fixed TV Wall Mount for 46" & 55" TV		1	I	56	56	-
	Fixed TV Wall Mount for 46" & 55" TV		1	I	56	56	-
	Fixed TV Wall Mount for 46" & 55" TV		1	I	56	56	-
	Fixed TV Wall Mount for 46" & 55 TV		1	I	56	56	-
	Fixed TV Wall Mount for 46" & 55" TV		1	I	56	56	-
	Fixed TV Wall Mount for 46" & 55" TV		1	I	56	56	-
	Fixed TV Wall Mount for 46" & 55"TV		2	I	56	112	-
	Fixed TV Wall Mount for 46" & 55"TV		1	I	56	56	-
14.0	**BLU-RAY PLAYER**						
	Blu-ray Player		1	I	136	136	-
	Blu-ray Player		1	I	136	136	-
	Blu-ray Player		1	I	136	136	-
	Blu-ray Player		1	I	136	136	-
	Blu-ray Player		2	I	136	272	-
	Blu-ray Player		1	I	136	136	
15.0	**MISCELLANEOUS AV EQUIPMENT**						
	Sony Playstation		1	I	800	800	-
	PS 5 Games		1	I	80	80	-
	Wii Nintendo Player		1	I	800	800	-
	Wii Nintendo Games		1	I	80	80	-
	Microsoft X-Box		1	I	800	800	-
	Microsoft X-Box Games		1	I	80	80	-
	Electric Projector Screen		2	I	800	1,600	-
16.0	**BOH-AV**						
	Electric Projector Screen		1	I	800	800	-
	Digital Projector		1	I	2,400	2,400	-
17.0	**MATTRESS & BOX SPRING**						
	Super King Mattress		1	I	716	716	-
	Super King Mattress		1	I	716	716	-
	Twin Mattress		2	I	460	919	-
	Super King Mattress		1	I	716	716	-
	Super King Mattress		1	I	716	716	-
	Twin Mattress		2	I	460	919	-
18.0	**TIE RACK**						
	Tie Rack		1	I	19	19	-
	Tie Rack		1	I	19	19	-
	Tie Rack		1	I	19	19	-
	Tie Rack		1	I	19	19	-
	Tie Rack		1	I	19	19	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Tie Rack		1	I	19	19	-
19.0	**VALET STAND**						
	Valet Stand		1	I	316	316	-
	Valet Stand		1	I	316	316	-
20.0	**HAIR DRYER**						
	Hair Dryer @ Dresser		1	I	33	33	-
	Hair Dryer @ Dresser		1	I	33	33	-
	Hair Dryer @ Dresser		1	I	33	33	-
	Hair Dryer @ Dresser		1	I	33	33	-
	Hair Dryer @ Dresser		1	I	33	33	-
	Hair Dryer @ Dresser		1	I	33	33	-
	Hair Dryer @ Dresser		2	I	33	65	-
	Hair Dryer - Spares		2	I	33	65	-
	Hair Dryer		2	I	33	65	-
	Hair Dryer		2	I	33	65	-
21.0	**BATHROOM PEDAL BIN**						
	Pedal Bin		1	I	13	13	-
	Pedal Bin		1	I	13	13	-
	Pedal Bin		1	I	13	13	-
	Pedal Bin		1	I	13	13	-
	Pedal Bin		1	I	13	13	-
	Pedal Bin		1	I	13	13	-
	Pedal Bin		1	I	13	13	-
	Pedal Bin		1	I	13	13	-
	Pedal Bin		1	I	13	13	-
	Pedal Bin		1	I	13	13	-
	Pedal Bin		2	I	13	27	-
	Pedal Bin		3	I	13	40	-
	Pedal Bin		2	I	13	27	-
	Pedal Bin		1	I	13	13	-
	Pedal Bin		2	I	13	27	-
	Pedal Bin		2	I	13	27	-
	Pedal Bin		2	I	13	27	-
	Pedal Bin		2	I	13	27	-
	Pedal Bin		1	I	13	13	-
	Spares		3	I	13	40	-
22.0	VINYL WOODEN WASTEBASKET						
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		2	I	31	62	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		2	I	31	62	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		2	I	31	62	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		1	I	31	31	-
	Wooden Wastebasket with Metal Liner		2	I	31	62	-
	Wooden Wastebasket with Metal Liner		2	I	31	62	-
	Wooden Wastebasket with Metal Liner		2	I	31	62	-
	Wooden Wastebasket with Metal Liner		4	I	31	124	-
	Wooden Wastebasket with Metal Liner		2	I	31	62	-
	Wooden Wastebasket with Metal Liner		2	I	31	62	-
	Wooden Wastebasket with Metal Liner		2	I	31	62	-
	Wooden Wastebasket with Metal Liner		2	I	31	62	-
	Wooden Wastebasket with Metal Liner		2	I	31	62	-
	Wooden Wastebasket with Metal Liner -Spares		6	I	31	185	-
23.0	**MOTHER OF PEARL & LACQUER WOODEN TISSUE BOX**						
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		2	I	53	105	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		2	I	53	105	-
	Lacquer Wooden Tissue Box		2	I	53	105	-
	Lacquer Wooden Tissue Box		2	I	53	105	-
	Lacquer Wooden Tissue Box		1	I	53	53	-
	Lacquer Wooden Tissue Box		2	I	53	105	-
	Lacquer Wooden Tissue Box		2	I	53	105	-
	Lacquer Wooden Tissue Box		2	I	53	105	-
	Lacquer Wooden Tissue Box		8	I	53	422	
24.0	**MAGAZINE STAND**						
	Magazine Stand		1	I	62	62	-
	Magazine Stand		1	I	62	62	-
	Magazine Stand		1	I	62	62	-
	Magazine Stand		1	I	62	62	-
	Magazine Stand		1	I	62	62	-
	Magazine Stand		2	I	62	123	-
25.0	**BATHROOM WEIGHING SCALE**						
	Bathroom Weighing Scale		1	I	24	24	-
	Bathroom Weighing Scale		1	I	24	24	-
	Bathroom Weighing Scale		1	I	24	24	-
	Bathroom Weighing Scale		1	I	24	24	-
	Bathroom Weighing Scale		2	I	24	48	-
26.0	**LEATHER SHOE HORN**						
	Leather Shoe Horn		1	I	20	20	-
	Leather Shoe Horn		1	I	20	20	-
	Leather Shoe Horn		1	I	20	20	-
	Leather Shoe Horn		1	I	20	20	-
	Leather Shoe Horn		1	I	20	20	-
	Leather Shoe Horn		1	I	20	20	-
	Leather Shoe Horn		2	I	20	40	
	Leather Shoe Horn		2	I	20	40	
	Leather Shoe Horn		2	I	20	40	-
27.0	**LEATHER COAT BRUSH**						
	Leather Coat Brush		1	I	20	20	-
	Leather Coat Brush		1	I	20	20	-
	Leather Coat Brush		1	I	20	20	-
	Leather Coat Brush		1	I	20	20	-
	Leather Coat Brush		1	I	20	20	-
	Leather Coat Brush		1	I	20	20	-
	Leather Coat Brush		2	I	20	40	-
	Leather Coat Brush		2	I	20	40	-
	Leather Coat Brush		2	I	20	40	-
28.0	**LEATHER TELEPHONE MESSAGE PAD HOLDER**						
	Leather Telephone Message PadHolder		1	I	24	24	-
	Leather Telephone Message PadHolder		1	I	24	24	-
	Leather Telephone Message PadHolder		1	I	24	24	-
	Leather Telephone Message PadHolder		1	I	24	24	-
	Leather Telephone Message PadHolder		1	I	24	24	-
	Leather Telephone Message PadHolder		1	I	24	24	-
	Leather Telephone Message PadHolder		1	I	24	24	-
	Leather Telephone Message PadHolder		1	I	24	24	-
	Leather Telephone Message PadHolder		1	I	24	24	-
	House Phone Note Pad Holders -Public Areas		4	I	24	96	-
	House Phone Note Pad Holders -Public Areas		7	I	24	168	-
29.0	**WOODEN MALE HANGER**						
	Wooden Male Hanger		15	I	6	96	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Wooden Male Hanger		15	I	6	96	-
	Wooden Male Hanger		15	I	6	96	-
	Wooden Male Hanger		15	I	6	96	-
	Wooden Male Hanger		15	I	6	96	-
	Wooden Male Hanger		15	I	6	96	-
	Wooden Male Hanger		20	I	6	128	-
	Wooden Male Hanger		20	I	6	128	-
	Wooden Male Hanger		20	I	6	128	-
30.0	**WOODEN FEMALE HANGER**						
	Wooden Female Hanger		15	I	6	84	-
	Wooden Female Hanger		15	I	6	84	-
	Wooden Female Hanger		15	I	6	84	-
	Wooden Female Hanger		15	I	6	84	-
	Wooden Female Hanger		15	I	6	84	-
	Wooden Female Hanger		15	I	6	84	-
	Wooden Female Hanger		20	I	6	112	-
	Wooden Female Hanger		20	I	6	112	-
	Wooden Female Hanger - Spares		20	I	6	112	-
31.0	**WOODEN TROUSERS HANGER**						
	Wooden Trousers Hanger		10	I	5	48	-
	Wooden Trousers Hanger		10	I	5	48	-
	Wooden Trousers Hanger		10	I	5	48	-
	Wooden Trousers Hanger		10	I	5	48	-
	Wooden Trousers Hanger		10	I	5	48	-
	Wooden Trousers Hanger		10	I	5	48	-
	Wooden Trousers Hanger		10	I	5	48	-
32.0	**SATIN PADDED HANGER**						
	Satin Padded Hanger		6	I	2	14	-
	Satin Padded Hanger		6	I	2	14	-
	Satin Padded Hanger		6	I	2	14	-
	Satin Padded Hanger		6	I	2	14	-
	Satin Padded Hanger		6	I	2	14	-
	Satin Padded Hanger		6	I	2	14	-
	Satin Padded Hanger		20	I	2	48	-
	Satin Padded Hanger		20	I	2	48	-
	Satin Padded Hanger - Spares		24	I	2	58	-
33.0	**UMBRELLA**						
	Umbrella (27" x 8" panels)		4	I	20	80	-
	Umbrella (27" x 8" panels)		4	I	20	80	-
	Umbrella (27" x 8" panels)		20	I	20	400	-
	Umbrella (27" x 8" panels)		22	I	20	440	-
	Doorman's & Airport Rep. Windbrella(30" x 8" panels)		4	I	28	112	-
	Doorman's Windbrella (30" x 8" panels)for Limousines		6	I	28	168	-
34.0	**MANAGER RESIDENCE AND BACK OF HOUSE SAFE**						
	Large Safe Deposit Box		2	I	400	800	-
	Large Safe Deposit Box		1	I	400	400	-
	Large Safe Deposit Box		1	I	400	400	-
	Large Safe Deposit Box		1	I	400	400	-
35.0	**MINI BAR**						
	Mini bar		1	I	480	480	-
	Mini Bar		1	I	480	480	-
	Mini Bar		2	I	480	960	-
	Mini Refrigerator		1	I	800	800	-
	Mini Bar		1	I	480	480	-
	Mini Refrigerator		1	I	800	800	-
36.0	**COFFEE MACHINE**						
	Coffee Machine		1	I	640	640	-
	Coffee Machine		1	I	640	640	-
	Coffee Machine		1	I	640	640	-
	Coffee Machine		1	I	640	640	-
37.0	**SECURITY EQUIPMENT**						
	Traffic Cones		24	I	40	960	-
	Flashlights		20	I	40	800	-
	Loud Hailers		2	I	160	320	-
	Whistle		10	I	4	40	-
	Miscellaneous		1	I	800	800	-
38.0	**EMERGENCY FLASHLIGHT**						

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Emergency Flashlight		1	I	16	16	-
	Emergency Flashlight		1	I	16	16	-
	Emergency Flashlight		1	I	16	16	-
	Emergency Flashlight		1	I	16	16	-
	Emergency Flashlight		1	I	16	16	-
	Emergency Flashlight		1	I	16	16	-
	Emergency Flashlight		1	I	16	16	-
	Emergency Flashlight		1	I	16	16	-
	Emergency Flashlight		4	I	40	160	-
	Emergency Flashlight		6	I	40	240	-
	Emergency Flashlight		4	I	40	160	-
	Emergency Flashlight		6	I	40	240	-
	Emergency Flashlight		2	I	40	80	-
	Emergency Flashlight		4	I	40	160	-
	Emergency Flashlight		2	I	40	80	-
	Emergency Flashlight		1	I	40	40	-
	Emergency Flashlight		6	I	40	240	-
	Energizer Batteries		50	I	6	280	-
39.0	**HOUSE KEEPING CLEANING EQUIPMENT**						
	Upright Vacuum Cleaners for All floors	No	8	I	800	6,400	-
	Carpet Shampoo Machine	No	1	I	2,000	2,000	-
	Foam Generator	No	1	I	1,200	1,200	-
	3 Speed Air Blower	No	2	I	400	800	
	Vacuum Cleaners, Back Pack Type	No	1	I	720	720	-
	Vacuum Cleaner, Wet & Dry Pick-up	No	1	I	960	960	-
	Steam Cleaner	No	1	I	1,440	1,440	-
	Air Purifier	No	2	I	1,440	2,880	-
	Portable Dehumidifier	No	2	I	720	1,440	-
	Electric Steam Iron	No	1	I	160	160	-
	Ironing Table	No	1	I	200	200	-
	Ironing Table Pad Cover	No	1	I	40	40	-
	Electric Steam Iron	No	1	I	160	160	-
	Ironing Table	No	1	I	200	200	-
	Ironing Table Pad Cover	No	1	I	40	40	-
	Scrubbing brush	No	10	I	224	2,240	-
	Floor Scrubbing Machine	No	1	I	5,200	5,200	-
	Marble Crystallization Machine	No	1	I	4,400	4,400	-
	Cold Water High Pressure Cleaner	No	1	I	1,280	1,280	-
	High Speed Floor Burnisher	No	1	I	2,240	2,240	-
	Wolf Head Feather Duster	No	3	I	160	480	-
	Dust Slim, 87.1L, Blue	No	21	I	144	3,024	-
	Dust Slim, 87.1L, Grey	No	6	I	144	864	-
	Large Rubbish Bin, 87.1L, Green	No	180	I	160	28,800	-
	Holder - 14 inch	No	12	I	40	480	-
	14 inch	No	24	I	40	960	-
	Closet Organizer and Tool Holder	No	12	I	64	768	
	Step Ladder for Housekeeping	No	6	I	120	720	-
	Baby High Chair	No	2	I	960	1,920	-
	Folding Step Stool	No	12	I	80	960	-
	Safety Belt	No	6	I	240	1,440	-
	Squeegee	No	4	I	160	640	-
	Replacement Rubber Strip - 14 inch	No	25	I	28	700	-
	Extension Pole - 5.4m	No	1	I	64	64	-
	Extension Pole - 7.2m	No	1	I	64	64	-
	Extension Pole - 8.2m	No	5	I	64	320	-
	Duo Mop Cart Complete	No	6	I	200	1,200	-
	Wringer	No	6	I	120	720	-
	Design	No	2	I	160	320	-
	Trolley - Janitors for Public Area	No	2	I	400	800	-
	Platform Truck - Folding Handle	No	4	I	560	2,240	-
	Floor Squeegees with Handle 24" Straight Blade	No	2	I	40	80	-
	Floor Squeegees with Handle 24" Curved Blade	No	2	I	40	80	-
	Wooden Floor Sign "Caution Wet-floor"	No	10	I	80	800	-
	Progress"	No	2	I	144	288	-
	Progress"	No	1	I	144	144	-
	Garbage Bin with Lid	No	6	I	144	864	-
	Garbage Bin, 87.1L, Grey	No	15	I	144	2,160	-
	Waste Basket for Work Desk	No	40	I	28	1,120	-
	Toilet)	No	15	I	28	420	-
	Miscellaneous	No	1	I	800	800	-
40.0	**BANQUETING EQUIPMENT**						
	Stackable Wooden Banquet Chair		60	I	400	24,000	-
	Banquet Chair Truck		4	I	184	736	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Freight for Stackable Banquet Chairs & Banquet Chair Truck		1	I	4,000	4,000	-
	Mobile Folding Table - Round BanquetTable for 10 pax		6	I	640	3,840	-
	Mobile Folding Rectangular Table - for3 pax (Conference)		10	I	400	4,000	-
	Mobile Folding Table - Round Small		2	I	960	1,920	-
	Rostrum		1	I	5,600	5,600	-
	Rostrum Cover		1	I	320	320	-
	Rostrum Logo		1	I	480	480	-
41.0	UMBRELLA STAND						
	Umbrella Stand for Main Entrance		2	I	2,000	4,000	-
42.0	FRONT OFFICE EQUIPMENT						
	Luggage Cart (Birdcage)		1	I	7,200	7,200	-
	Bellman's Cart (2-wheel Trolley)		1	I	3,200	3,200	-
	Miscellaneous		1	I	400	400	-
43.0	SAFE AND KEY CABINET AT BACK OF HOUSE AREA						
	Key Cabinet		1	I	240	240	-
	Key Cabinet		1	I	480	480	-
	Key cabinet @ Transportation Counter		1	I	240	240	-
	Key Cabinet		1	I	240	240	-
	Key Cabinet		1	I	240	240	-
44.0	MISCELLANEOUS OFFICE EQUIPMENT						
	Time Stamp		1	I	400	400	-
	Time Stamp		1	I	400	400	-
	Time Stamp		1	I	400	400	-
	Money Counter (with CounterfeitDetector)		1	I	640	640	-
	Digital Camera		1	I	400	400	-
	Camera Bag		1	I	80	80	-
	Camera Memory Stick		1	I	80	80	-
	Video Camera		1	I	1,200	1,200	-
	Video Camera Bag		1	I	80	80	-
	Digital Camera		1	I	400	400	-
	Memory Card for Camera		1	I	80	80	-
	Card Reader		1	I	80	80	-
	White Board		1	I	40	40	-
	White Board		1	I	40	40	-
	White Board		1	I	40	40	-
	White Board		1	I	40	40	-
	White Board		2	I	40	80	-
	White Board		1	I	40	40	-
	White Board		1	I	40	40	-
	White Board		2	I	80	160	-
	White Board		1	I	40	40	-
	White Board		1	I	40	40	-
	Bulletin Board		1	I	640	640	-
	Shredder Large - Executive Office		1	I	2,400	2,400	-
	Shredder Large		1	I	2,400	2,400	-
	Shredder Small - Front Office		1	I	400	400	-
	Miscellaneous		1	I	800	800	-
45.0	BACK OF HOUSE OFFICE FURNITURE						
	BOH Office Furniture		1	I	240,000	240,000	-
46.0	LAUNDRY,LINEN AND UNIFORM EQUIPMENT						
	Hangers for Uniforms		200	I	2	480	-
	Laundry Cart		6	I	200	1,200	-
	Mobile Hanging Rail		6	I	320	1,920	-
	Sewing Machine		1	I	720	720	-
	Miscellaneous		1	I	400	400	-
47.0	MISCELLANEOUS F&B EQUIPMENT						
	Stainless Steel Trolley		2	I	480	960	-
	Miscellaneous		1	I	400	400	-
48.0	FIRE BLANKET						
	Fire Blanket		2	I	64	128	-
	Fire Blanket		10	I	64	640	-
	Fire Blanket		6	I	64	384	-
	Fire Blanket		6	I	64	384	-
	Fire Blanket		6	I	64	384	-
49.0	HUMAN RESOURCES EQUIPMENT						
	Staff Uniform Name Plate with Magnet		20	I	6	128	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Staff Uniform Name Plate with Pin		60	I	6	384	-
	Safety Belt		2	I	80	160	-
	Back Restrainers (Support Belt) - Small		2	I	80	160	-
50.0	WALL CLOCK						
	Wall Clock		1	I	96	96	-
	Wall Clock		1	I	96	96	-
	Wall Clock		1	I	96	96	-
	Wall Clock		1	I	96	96	-
	Wall Clock		1	I	96	96	-
	Digital Wall Clock		1	I	96	96	-
	Digital Wall Clock		1	I	96	96	-
	Digital Wall Clock		1	I	96	96	-
	Digital Wall Clock		1	I	96	96	-
	Digital Wall Clock		1	I	96	96	-
	Digital Wall Clock		1	I	96	96	-
	Digital Wall Clock		1	I	96	96	-
	Digital Wall Clock		1	I	96	96	-
	Digital Wall Clock		1	I	120	120	-
	Digital Wall Clock		1	I	120	120	-
	Digital Wall Clock		1	I	120	120	-
51.0	BACK OF HOUSE GLASS AND MIRRORS						
	Full Length Wall Mirror		1	I	80	80	
	Full Length Wall Mirror		1	I	80	80	-
	Full Length Wall Mirror		1	I	80	80	-
	Full Length Wall Mirror		1	I	80	80	-
	Full Length Wall Mirror		1	I	80	80	-
	Full Length Wall Mirror		1	I	80	80	-
	Full Length Wall Mirror		1	I	80	80	-
	Full Length Wall Mirror		1	I	80	80	-
	Full Length Wall Mirror		1	I	80	80	-
52.0	STAFF LOCKER MISCELLANEOUS EQUIPMENT						
	Shoe Polisher		1	I	1,600	1,600	-
	Shoe Polisher		1	I	1,600	1,600	-
	Male Hanger		80	I	3	256	-
	Female Hanger		80	I	3	256	-
53.0	FITNESS CENTRE/ SPA EQUIPMENT						
	Aroma Diffuser		1	I	2,000	2,000	-
	Cold Towel Cabinet		1	I	800	800	-
	Dirty Linen Trolley with Stainless SteelFrame		2	I	400	800	-
	Weighing Scale		1	I	1,040	1,040	-
	Wall Clock		1	I	160	160	-
	Automatic External Defibrillators (AED)		1	I	8,000	8,000	-
	Miscellaneous		1	I	2,580	2,580	
	Weighing Scale		1	I	1,200	1,200	-
	Weighing Scale		1	I	1,200	1,200	-
	Wooden Tissue Box		2	I	40	80	-
	Wooden Tissue Box		2	I	40	80	-
	Wooden Wastebasket		3	I	120	360	-
	Wooden Wastebasket		3	I	120	360	-
	Amenity Container for Cotton Pads		1	I	96	96	-
	Amenity Container for Cotton Pads		1	I	96	96	-
	Amenity Container for Q-Tips		1	I	160	160	-
	Amenity Container for Q-Tips		1	I	160	160	-
	Wall Clock		1	I	160	160	-
	Wall Clock		1	I	160	160	-
	Dirty Linen Trolley with Stainless SteelFrame		2	I	400	800	-
	Dirty Linen Trolley with Stainless SteelFrame		2	I	400	800	-
	Clean Linen Trolley		1	I	800	800	-
	Locker Key Holder - Pool/Gym FemaleChanging Room Locker		12	I	40	480	-
	Locker Key Holder - Pool/Gym MaleChanging Room Locker		12	I	40	480	-
54.0	SHELVINGS & CABINET						
	Shelvings		2	I	1,507	3,014	-
	Shelvings		2	I	1,507	3,014	-
	Shelvings		4	I	1,507	6,028	-
	Shelvings		4	I	754	3,014	-
	Shelvings		2	I	1,507	3,014	-
	Shelvings		2	I	2,261	4,521	-
	Shelvings		8	I	754	6,028	-
	Shelvings		8	I	754	6,028	-
	Shelvings		4	I	1,507	6,028	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
55.0	MATERIALS HANDLING						
	Materials Truck; Hand Truck		2	I	151	301	-
	Materials Truck; Hydraulic Pallet Truck		1	I	904	904	-
	Materials Truck; Platform Truck		1	I	754	754	-
	Materials Handling Trolley		2	I	151	301	-
56.0	LINEN - MANAGER'S RESIDENCES						
	Bedsheet - Super King/King		20	I	68	1,360	-
	Bedsheet - Twin/Queen		20	I	60	1,200	-
	Duvet Cover - Super King		20	I	176	3,520	-
	Duvet Cover - Twin		20	I	152	3,040	-
	Pillow Case (Back Side)		60	I	32	1,920	-
	Pillow Case (Front Side)		60	I	24	1,440	-
	Pillow Protector		48	I	2	115	-
	Turndown Bedside Mat		50	I	32	1,600	-
	Cocktail Napkin		200	I	5	960	-
	Dinner Napkin		320	I	8	2,560	-
	Bath Towel		60	I	12	720	-
	Hand Towel		80	I	3	256	-
	Face Towel		80	I	1	64	-
	Large Bath Mat @ Bathtub		25	I	8	200	-
	Regular Bath Mat @ Shower Stall		25	I	29	720	-
	Regular Bath Mat @ Powder Room		15	I	6	84	-
	Dreamsoft Bathrobe - Female (Medium)		30	I	44	1,320	-
	Dreamsoft Bathrobe - Male (Large)		30	I	44	1,320	-
	Spa Pique Robe - Female - Medium @ Guestroom		30	I	44	1,320	-
	Spa Pique Robe - Male - Large @ Guestroom		30	I	52	1,560	-
	Pillow - Feather King		60	I	64	3,840	-
	Pillow - Feather King (Compartment)		60	I	44	2,640	-
	Pillow - Non Allergic King		60	I	44	2,640	-
	Feather Duvet - Super King		20	I	212	4,240	-
	Feather Duvet - Twin		20	I	152	3,040	-
	Feather Bed - Super King		20	I	144	2,880	-
	Feather Bed - Twin		20	I	84	1,680	-
	Mattress Pad Protector - Super King		20	I	32	640	-
	Mattress Pad Protector - Twin		20	I	24	480	-
	Mattress Encasement - King		6	I	48	288	-
	Mattress Encasement - Twin		4	I	32	128	-
	Cotton Laundry Bag		30	I	4	108	-
57.0	LINEN - PUBLIC AREA						
	Hand Towel		200	I	2	320	-
	Hand Towel		100	I	2	160	-
	Hand Towel		500	I	2	800	-
58.0	LINEN - BANQUATING						
	Placemats		400	I	24	9,600	-
	Table Napkin		750	I	16	12,000	-
	Cocktail Napkin		500	I	5	2,400	-
	Round Table Cloth - Round of 10's		60	I	120	7,200	-
	Table Skirting - for L1830 x W760 xH760 mm buffet table - White		4	I	64	256	-
	Table Skirting - for L1830 x W760 xH760 mm buffet table - Gold		2	I	64	128	-
	Table Skirting - for L1830 x W760 xH760 mm buffet table - Red		6	I	64	384	-
	Table Skirting Clips		60	I	4	240	-
	Round Molton Pad - for 1830mm dia. x760mmH Table		5	I	31	154	-
	Round Molton Pad - for 900mm dia. x1200mmH Cocktail Table		2	I	29	58	-
	Banquet Chair Cover - Colour 1		48	I	48	2,304	-
	Banquet Chair Cover - Colour 2		48	I	48	2,304	-
	Glass Cleaning Cloth		100	I	3	320	-
	Table Cleaning Cloth		50	I	3	160	-
	Steward's Cleaning Cloth		100	I	5	480	-
	Kitchen Cloth		100	I	2	160	-
59.0	LINEN FITNESS CENTRE						
	Gym Towel (Sports long)		150	I	5	720	-
60.0	LINEN STAFF FACILITIES						
	Staff Bath Towel		100	I	8	800	-
61.0	CHINA WARES - BANQUET						
	show plate		50	I	32	1,583	-
	rim soup plate (deep plate)		100	I	43	4,295	-
	dinner plate (flat plate)		120	I	50	5,968	-
	dinner plate (flat plate)		120	I	34	4,068	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	pasta plate (deep plate)		100	I	94	9,418	-
	bouillon cup		120	I	26	3,166	-
	saucer for bouillon cup		120	I	13	1,537	-
	bread & butter plate		130	I	22	2,841	-
	coffee/tea cup		100	I	26	2,638	-
	saucer for coffee/tea cup		130	I	13	1,665	-
	espresso cup		40	I	22	874	-
	saucer for espresso cup		60	I	11	633	-
	butter dish		120	I	54	6,456	-
	Peninsula Standard Ceramic Ashtray		30	I	4	131	-
	Soup Tureen, China with handle		4	I	69	276	-
	Buffet Platters - 31 cm Square Platter		2	I	102	203	-
	Buffet Platters - 11 cm Square Bowl		2	I	29	57	-
	Buffet Platters - 50 cm Leaf Bowl		2	I	363	726	-
	Buffet Platters - 36 cm Leaf Bowl		2	I	387	774	-
	Buffet Platters - Shell Dish (White)		2	I	70	140	-
	Buffet Platters - Peach Box (White)		2	I	47	93	-
	Buffet Platters - Amusement Spoon		2	I	58	116	-
	Buffet Platters - 33 cm Oblong Bowl		2	I	181	362	-
	Buffet Platters - Granite Cup		12	I	33	402	-
	Buffet Platters - 25 cm Large Bowl		4	I	89	357	-
	Buffet Platters - 19.5 cm Medium Bowl		4	I	69	276	-
	Buffet Platters - 14 cm Small Bowl		4	I	35	139	-
	Buffet Platters - 58 cm Buffet Platter		2	I	232	463	
	Buffet Platters - 48 cm Oblong Tray		2	I	232	463	-
	Buffet Platters - 60 cm Fish Tray		2	I	262	524	-
	Buffet Platters - 46 cm Buffet Tray		2	I	370	739	-
	Buffet Platters - 46 cm Buffet Bowl		2	I	181	362	-
	Buffet Platters - 51 cm Buffet SingleTray		2	I	370	739	-
	Buffet Platters - 40 cm Buffet SingleTray		2	I	152	303	-
	Porcelain Insert for Round ChafingDishes		4	I	45	181	-
	Porcelain Insert for Round ChafingDishes		4	I	75	301	-
	Porcelain Insert for Round ChafingDishes		4	I	45	181	-
	Porcelain Insert for GN 1/1 ChafingDishes		4	I	45	181	-
	Porcelain Insert for GN 1/2 ChafingDishes		4	I	45	181	-
	coffee/tea cup		20	I	26	528	-
	saucer for coffee/tea cup		20	I	13	256	-
62.0	GLASS WARES - BANQUET						
	water goblet		120	I	9	1,106	-
	brandy snifter		40	I	8	332	-
	beer - Pilsner		40	I	6	231	-
	champagne flute		60	I	9	553	-
	martini		40	I	7	271	-
	tumbler (high ball) - water, iced tea, pina collada, soft drinks		120	I	6	749	-
	sherry		20	I	7	149	-
	red wine - Burgundy		100	I	9	922	
	red wine - Bordeaux		40	I	9	369	-
	white wine		100	I	9	862	-
	old fashioned/rock		100	I	6	600	-
	shot glass/shooter		40	I	5	218	-
	decanter		4	I	105	422	-
	decanter		2	I	105	211	-
	Miscellaneous		1	I	1,600	1,600	-
	tumbler (high ball) - water, iced tea, pina collada, soft drinks		20	I	6	125	-
63.0	GLASS WARES - POOL BARS						
	acrylic High Ball (Water, Juice or Soda)		36	I	4	150	-
	acrylic Beer		24	I	14	325	-
	acrylic Pitcher		2	I	30	60	-
	acrylic White Wine Glass		24	I	12	289	-
	acrylic Red Wine Glass		24	I	14	325	-
	acrylic Champagne		24	I	12	289	-
64.0	SILVER FLATWARES - BANQUET						
	cake/pie server		4	I	28	113	-
	crumb scraper		4	I	54	215	-
	vegetable serving pliers		4	I	68	271	-
	pastry pliers/salad tong		4	I	68	271	-
	fork, dessert/salad		120	I	14	1,644	-
	fork, dinner		80	I	17	1,346	-
	fork, meat carving		1	I	46	46	-
	fork, fish		40	I	14	559	-
	fork, serving		2	I	29	58	-
	knife, bread & butter		80	I	14	1,122	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	knife, cheese serving		1	I	17	17	-
	knife, dessert/fruit/salad		120	I	16	1,940	-
	knife, dinner		80	I	18	1,408	-
	knife, fish		40	I	16	650	-
	knife, meat carving		1	I	24	24	-
	knife, wedding cake		1	I	39	39	-
	ladle, sauce/gravy		29	I	26	761	-
	ladle, soup		6	I	74	443	-
	spoon, coffee/tea after dinner		120	I	11	1,342	-
	spoon, dessert		80	I	16	1,310	-
	spoon, demi tasse		40	I	10	392	-
	spoon, ice tea/soda		20	I	16	328	-
	spoon, serving		6	I	56	335	-
	spoon, cream soup		10	I	16	164	-
	spoon, coffee/tea after dinner		24	I	11	268	-
65.0	SILVER HOLLOWARES - BANQUET & OUTDOOR MARQUEE						
	Cradle Red wine		4	I	136	543	-
	stand for wine cooler, 68 cm high		4	I	421	1,683	-
	wine cooler, Top diameter 23.5 cm, 27 cm high		4	I	421	1,685	-
	Peninsula salt shaker		12	I	20	239	-
	Peninsula pepper shaker		12	I	20	239	-
	Peninsula sugar bowl		12	I	136	1,636	-
	Peninsula water pitcher, 198.8 cl. 3.5 pint		4	I	183	732	-
	Peninsula milk/cream jug, 22 cl (8 oz)		18	I	116	2,084	-
	Peninsula coffee pot, 60 cl		6	I	309	1,856	-
	Peninsula hot water tea pot 57 cl		6	I	283	1,700	-
	Peninsula Place Card/Reserve sign stands (for buffet) - bended		24	I	51	1,215	-
	Peninsula pastry stand		6	I	99	597	-
	Peninsula banquet tray, square		12	I	133	1,591	-
	Peninsula banquet tray w/handles, 56 x41 cm (22" x 16")		6	I	276	1,655	-
	Rack for Rectangular Banquet Tray		2	I	128	256	-
	Peninsula toothpick stand		12	I	29	345	-
	basket, bread		6	I	45	271	-
	basket, bread		12	I	30	362	-
	Peninsula tea strainer w/separate drip stand		12	I	36	434	-
	Peninsula hot glass holder		12	I	38	461	-
	Peninsula sauce boat with foot		6	I	69	411	-
	Candelabra - 2 arm		4	I	573	2,291	-
	Candelabra - 5 arm		1	I	799	799	-
	Bowl, finger		12	I	27	325	-
	Underliner, Finger bowl		12	I	23	271	-
	Peninsula dome cover, to fit 10-3/4" plate		20	I	74	1,477	-
	Rubber Cover for Acorn for Dome stacking		20	I	15	294	-
	Silverplated round plate cover for 26 cm plate		40	I	29	1,175	-
	Silverplated round plate cover for 29.5 cm plate		40	I	33	1,326	-
	Insulated coffee server I Litre		4	I	196	784	-
	Insulated hot water server I Litre with etching "Hot Water"		4	I	226	904	-
	buffet serving spoon holders		12	I	72	868	-
	Table Number Stands		4	I	83	332	-
	Table Number		4	I	60	241	-
	Chafing Dish Asia Round 25		2	I	1,055	2,110	-
	Chafing Dish Asia Round 33		1	I	1,206	1,206	-
	Chafing Dish Asia Round 40		1	I	1,507	1,507	-
	Chafing Dish Asia Rectangular GN 1/1		1	I	1,808	1,808	-
	Soup Station for Chafing Dish Round 30 cm. dia.		1	I	377	377	-
	Sauce Terrine		1	I	452	452	-
	Coffee Urn 12L		1	I	1,356	1,356	-
	Tea/Hot Water Urn 6L		1	I	1,206	1,206	-
	Soup Server		1	I	196	196	-
	Heating Element for Chafing Dish, 1/1 with full roll top cover		1	I	226	226	-
	Heating Element for Round ChafingDish 30 cm dia.		1	I	226	226	-
	Heating Element for Tea/Hot Water Urn		1	I	226	226	-
	Portable Heat Lamp - Single		1	I	1,206	1,206	-
	Carving Board for Heat lamps		1	I	754	754	-
	Carving Station		1	I	1,808	1,808	-
	Insulated Sherbet Pot		4	I	181	723	-
	Punch Bowl		1	I	527	527	-
	Salad Mixing Bowl for Buffet		1	I	196	196	-
	Peninsula sugar bowl		2	I	136	273	-
	Peninsula milk/cream jug, 22 cl (8 oz)		2	I	116	232	-
	Peninsula coffee pot, 60 cl		1	I	309	309	-
	Peninsula hot water tea pot 57 cl		1	I	283	283	-
66.0	MAIN BAR BANQUET						

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	bar caddie		2	I	2	3	-
	bar knife serrated with 2 prongs, nylonhandle		1	I	2	2	-
	bitter bottle with pouring lip		1	I	16	16	-
	cocktail sieve with spring (strainer)		1	I	40	40	-
	combination salt/sugar glass rimmer		1	I	3	3	-
	deluxe condiment containers - 4 compartments		1	I	8	8	-
	deluxe condiment containers - 6 compartments		1	I	16	16	-
	glass rail mat		2	I	2	5	-
	drink mixer, single spindle, 3 speed		1	I	280	280	-
	high output citrus juicer		1	I	240	240	-
	container plastic GN 1/9		2	I	2	5	-
	service mat		2	I	4	8	-
	store 'n pour - half gallon backup		4	I	3	13	-
	store 'n pour - half gallon complete		2	I	4	8	-
	speed pourer - portion		2	I	1	2	-
	water pitcher, acrylic		2	I	8	16	-
	Juice extractor 60kgs		1	I	320	320	-
	Vita Prep		1	I	320	320	-
	Tu-way Can Opener		1	I	4	4	-
	Cocktail Shaker (European type)		1	I	8	8	-
	Cocktail Shaker Tin (Boston type)		1	I	8	8	-
	Spoon Bar Mixing		1	I	2	2	-
	Measure (Jigger) Cup		2	I	1	2	-
67.0	**STEWARDING - BANQUET**						
	Queen Mary Trolley		2	I	800	1,600	-
	Plate Rack 9x9 (for dish washer machine		2	I	32	64	-
	Plate Rack 5x9 (for dish washer machine		2	I	16	32	-
	Plate Rack 5x9 (for dish washer machine		2	I	24	48	-
	Flatware Rack		2	I	16	32	-
	Electric Extension Reels		2	I	32	64	-
	Extension Cords		2	I	32	64	-
	Extension with 3 sockets		2	I	4	8	-
	Four Steps Folding Aluminum Stepstool		1	I	64	64	-
	Five Steps Folding Stepstool		1	I	72	72	-
	Hardwares (Stanley)		1	I	40	40	-
68.0	**GLASS RACK - BANQUET**						
	GLASS RACK_water goblet		4	I	24	96	-
	GLASS RACK_brandy snifter		1	I	24	24	-
	GLASS RACK_beer - Pilsner		2	I	28	56	-
	GLASS RACK_champagne flute		2	I	32	64	-
	GLASS RACK_martini		1	I	32	32	-
	GLASS RACK tumbler (high ball) - IcedTea, Pina Collada, Soft Drinks		6	I	28	168	-
	GLASS RACK sherry		1	I	24	24	-
	GLASS RACK Liqueur		1	I	24	24	-
	GLASS RACK red wine		4	I	28	112	-
	GLASS RACK white wine		4	I	28	112	-
	GLASS RACK old fashioned/rock		4	I	20	80	-
	GLASS RACK shot glass/shooter		1	I	20	20	-
69.0	**KITCHEN UTENSILS - BANQUET KITCHEN**						
	Provision for Banquet Kitchen Utensils				-	-	-
70.0	**STAFF FACILITIES**						
	Water Glass - Water		50	I	2	120	-
	Mug Cup		50	I	2	120	-
	Miscellaneous		1	I	1,600	1,600	-
71.0	**UNIFORMS**						
	Hotel Staff Uniform Design & Supply		50	I	960	48,000	-
72.0	**GUEST ROOMS**						
A	**BEDS & BEDDING**						
	Posturepedic Pillowtop Unicased Bed King Bed with boxspring		347	I	1,200	416,400	-
	Posturepedic Pillowtop Unicased Bed Queen Bed with boxspring		153	I	1,200	183,600	-
	Mattress Pad - King size 80x80"/ 203x203cm (size fit to mattress)		347	I	20	6,816	-
	Mattress Pad - Queen size 60x80" / 152x203cm (size fit to mattress)		153	I	15	2,293	-
	King Bed Skirt		347	I	24	8,328	-
	Queen Bed Skirt		153	I	24	3,672	-
	Bottom Sheet - King size 122x120" / 310x305cm		809	I	20	16,421	-
	Bottom Sheet - Queen size 102x120"/ 260x305cm		357	I	17	6,101	-
	Top Sheet - King size 113x108"/ 287x275cm		809	I	26	20,722	-
	Top Sheet - Queen size 93x108"/ 236x275cm plain whith with champagne on border		357	I	21	7,483	-
	Duvet Insert (Down) - King size 113 x95"/ 287 x242cm		277	I	109	30,121	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Duvet Insert (Down) - Queen size 93x95" / 236x242cm		122	I	90	10,992	-
	Duvet Cover - King size 114x96"/290x245cm excluding flanges		809	I	66	53,442	-
	Duvet Cover - Queen size 94x96"/ 236x245cm, excluding flanges		357	I	60	21,409	-
	King Feather Pillow size 20x36"/ 51x91cm		970	I	22	21,112	-
	Standard Feather Pillow size 20x26"/51x66cm		428	I	16	6,769	-
	King Pillow Protector size 21x37"/ 54x94cm		1,386	I	2	2,855	-
	Standard Pillow Protector size 21x27"/ 54x69cm		612	I	2	985	-
	King Pillow Case (back row) size 21x37"/ 54x94cm, excluding flange		1,617	I	5	8,344	-
	Standard Pillow Case (back row) size 20x27"/ 54x69cm, excluding flange		714	I	4	3,106	-
	King Pillow Sham (front row) size 21x37"/ 54x94cm excluding flange		1,617	I	6	10,430	-
	Standard Pillow Sham (front row) szie 20x27"/ 54x69cm excluding flange		714	I	6	4,027	-
	Decorative throw		1,260	I	40	50,400	-
	Turndown mat 20"x30"		776	I	5	3,753	-
B	BEDROOM ITEMS						
	LCD TV 42"		280	I	800	224,000	-
	LCD TV 50"		1	I	1,600	1,600	-
	DVD Home Threater Stereo System (suite)		78	I	240	18,720	-
	Sound system		210	I	200	42,000	-
	DVD home entertainment system		284	I	200	56,800	-
	Channel Guide Cover		380	I	23	8,577	-
	Radio/Alarm Clock		288	I	12	3,456	-
	Telephone - Corded - Bedside		281	I	40	11,240	-
	Automatic charging pad		296	I	81	23,869	-
	Desk Blotter		296	I	47	14,035	-
	Magazine Tray		296	I	56	16,709	-
	Compendium Cover & Directory of service		326	I	80	25,940	-
	Note Pad Holder		651	I	15	9,452	-
	Stationary Box / Business accessory box		310	I	54	16,903	-
	Pen stand		310	I	32	10,001	-
	Pen		8,223	I	2	13,239	-
	Twist Action Metal Ball Pen		8,223	I	5	39,800	-
	pencils		20,000	I	0	1,400	-
	Drawer Liner (For all drawers)		9,045	I	0	724	-
	Matches		1,475	I	0	236	-
	Ashtray		101	I	94	9,458	-
	Desk Waste Basket with liner		310	I	60	18,652	-
	Desk Waste Basket liner		620	I	12	7,440	-
	Valet Stand		1	I	2,800	2,800	-
	Candy Dish		310	I	15	4,501	-
	Fine bone China caviar dish with spoon		1,500	I	11	15,915	-
	Newspaper bag		1,000	I	1	1,190	-
	Flower Vase		310	I	44	13,652	-
	Pot for live plant		77	I	8	616	-
	DVD Movies - on request		30	I	16	484	-
C	CLOSET						
	Guest Room Safe, including software program ans override device		281	I	160	44,960	-
	Hanger - Ladies		2,108	I	3	6,112	-
	Hanger - Mens		2,108	I	3	6,112	-
	Hanger - Satin		1,456	I	1	1,878	-
	Bathrobe - Connoisseur		1,692	I	38	65,108	-
	Kimono / Yukata Robe (suites)		1,128	I	80	90,240	-
	Terry Slippers		17,269	I	2	37,645	-
	Cotton Laundry Bag		564	I	2	908	-
	Wooden shoe horn with scratch-resistant imprinted logo		296	I	9	2,579	-
	Wooden Clothes Brush with scratch-resistant imprinted logo		296	I	11	3,198	-
	Umbrella		296	I	4	1,288	-
	Shoe Shine Bag		1,000	I	1	1,130	-
	Foldable Luggage Rack		296	I	67	19,877	-
	Turn Down Tray		296	I	48	14,319	-
	Cedar sachet (Lemon glass)		3,000	I	2	5,310	-
	Lavender Sachet (for drawer)		3,000	I	4	12,570	-
	Closet Organizer(Wall mounted option)For laundry bags, lists etc		288	I	57	16,370	-
	Closet Organizer (Umbrella Stand, Shoe box, Shoe kit box(Shelf Option)		288	I	57	16,370	-
	Emergency Flashlight(Optional)		296	I	15	4,344	-
D	BEVERAGE SERVICE						
	Mini Bar		281	I	400	112,400	-
	Silver Tray with Liner		296	I	38	11,361	-
	Ice Bucket with tongs		296	I	58	17,186	-
	Ice Tongs - Spare		59	I	6	382	-
	Crystal Prism Stirrers		8,223	I	0	3,947	-
	Beverage Napkin		16,446	I	1	13,321	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	White wine glass 21-7/8 oz		1,410	I	3	4,836	-
	Champagne Flute Glass		1,410	I	3	3,708	-
	Highball Glass long drink 18.3oz		1,410	I	2	2,919	-
	Rock style glass / tumble, whiskey		1,410	I	2	2,806	-
	Wine / Bottle Opener		310	I	48	15,001	-
	Caraf (suites only)		239	I	64	15,394	-
	Mini Bar Tray in oval shape		296	I	37	10,885	-
	Mini Bar Menu Presenter		296	I	14	4,249	-
E	**BATHROOM ITEMS**						
	Shampoo - 40ml.		3,033	I	1	1,516	-
	Shampoo - 70ml.		10,964	I	1	7,456	-
	Complete Repair Conditioner - 40ml		2,654	I	0	1,221	-
	Complete Repair Conditioner - 70ml		9,594	I	1	5,756	-
	Hydra Tonic Shower Gel - 40 ml		3,412	I	0	1,638	-
	Hydra Tonic Shower Gel - 70ml		12,335	I	1	8,018	-
	Hydra Contour Lotion - 40ml		1,895	I	1	1,668	-
	Hydra Contour Lotion - 70ml		6,853	I	1	8,977	-
	Energizing Cleansing Cream - 70ml (suite)		1,895	I	3	5,838	-
	Glycerine hand Soap - 40gm		8,923	I	0	3,391	-
	Glycerine hand Soap -60gm (suite)		3,412	I	1	1,808	-
	Bath Soap 60g		7,932	I	0	3,569	-
	Body Soap 100g (suites)		3,033	I	1	2,335	-
	Bathtub Caddy		296	I	48	14,319	
	Neck roll for bath tub		296	I	16	4,773	-
	Loofah Sponge or brush		10,964	I	0	5,044	-
	Bath Salt pouch (suites)		1,895	I	2	3,658	-
	Mouthwash - 1.5 oz		3,426	I	1	2,570	-
	Cotton tips		3,426	I	0	171	-
	Cotton Pads		3,426	I	0	308	-
	Emery Board		3,426	I	0	240	-
	Shower Cap		5,482	I	0	384	-
	Sewing Kit		2,741	I	0	630	-
	Toothbrush Kit - on request		1,371	I	1	754	-
	Shaving Kit - on request		1,371	I	1	863	-
	Sanitary Bag - all rooms		2,741	I	0	192	-
	brush - on request		1,371	I	3	4,413	-
	Shoe shine Mitt - all rooms		4,112	I	0	617	-
	Amenity tray		296	I	26	7,636	-
	Cannister for Cotton Pads & Swabs		296	I	18	5,250	-
	Soap Dish		296	I	6	1,670	-
	Drinking glass - design		1,405	I	8	11,324	-
	Tissue Box Cover		296	I	21	6,206	-
	Bathroom Waste Basketwith liner		296	I	24	7,160	-
	Vanity Mirrors - wall mounted version(preferred model)		288	I	274	78,833	-
	Bathroom Scale		288	I	22	6,308	-
	Hair dryer		288	I	57	16,508	
	Hair dryer bag		353	I	1	374	-
	Bath Sheet		1,974	I	6	12,811	-
	Bath Towel		2,961	I	4	11,696	-
	Hand Towel		3,384	I	2	5,245	-
	Face Towel		2,868	I	1	1,463	-
	Bath Mat		846	I	3	2,386	-
	Bath towel for kid		300	I	2	465	-
	Bathroom Rugs		776	I	3	2,497	-
	Facial Tissue		4,112	I	1	4,440	-
	Toilet Rolls		8,223	I	0	1,891	-
	Telephone - Corded - Bathroom		282	I	40	11,280	-
73.0	**LOBBY**						
	ENTRANCE WELCOME AREA						
	Entrance Welcome Mat		2	I	16	32	-
	Scent Machines		6	I	113	680	-
	Music Styling		1	I	676	676	-
	SPG Front Desk Sign		1	I	400	400	-
	FRONT DESK						
	Registration Card Holder		15	I	19	281	-
	Desk Blotter		6	I	40	237	-
	Anti-fatique Mat		3	I	261	784	-
	Waste Paper Basket		8	I	8	64	-
	Desktop Calculator		6	I	11	69	-
	Portable Note Verifier		1	I	321	321	-
	Portable Note Counter		1	I	289	289	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	CONCIERGE SERVICES						
	Luggage Cart		5	I	5,531	27,653	-
	Bellman's Hand Truck		4	I	2,935	11,739	-
	Lockable Security Units with Casters		2	I	2,686	5,373	-
	Floor Stanchion		8	I	312	2,492	-
	Velour Rope with Snap ends		8	I	146	1,165	-
	Stainless post with retractable rope		8	I	263	2,104	-
	Cold cabi		1	I	227	227	-
	Face Towel Tray		5	I	8	40	-
	Black Lacquer Waste Bin		5	I	16	80	-
	Anti-fatique Mat		1	I	261	261	-
	VIP red & blue runner		2	I	240	480	-
	Umbrella		100	I	4	435	-
	Umbrella Rack		1	I	16	16	-
	Vinyl Pouch for Umbrella		200	I	0	80	-
	Paging Board/Welcome Boardfor Airport Pickup		3	I	64	192	-
	Booster Seat for Car (Optional)		1	I	142	142	-
	Baby Chair for Car (Optional)		1	I	513	513	-
	Country/State Flags		4	I	2	6	-
	Westin Flags		4	I	2	6	-
	Shoe Polish Machine		1	I	1,236	1,236	-
	Liquid Polish Refill for Cosmo Machine		3	I	8	24	-
	Wet Floor Signage		3	I	2	5	-
	Postal Weighing Scales		1	I	40	40	-
	Step Ladder		1	I	35	35	-
	Waste bin		2	I	58	116	-
	Multi adaptor		5	I	31	154	-
	Valet Parking Key Cabinet		1	I	40	40	-
	Smokers Ash Pole (Country specific)		2	I	40	80	-
	FIRST AID EQUIPMENT AND SUPPLIES						
	Wheel Chair		1	I	181	181	-
	First aid kit box		1	I	447	447	-
	CPR Kit		1	I	40	40	-
	Emergency Wool Blanket		1	I	48	48	-
	Emergency Torchlight		3	I	15	44	-
	Emergency Light Sticks		24	I	4	96	-
	Portable Emergency Light		1	I	16	16	-
	Disposable Gloves		2	I	16	32	-
	BUSINESS SERVICES						
	Laser Printer Black & White		1	I	480	480	-
	Desktop Computer		4	I	800	3,200	-
	Plain Paper Copier / Scanner / Fax		1	I	480	480	-
	Ear Phone / head set		4	I	40	160	-
	Adaptor, internatonal		5	I	31	154	-
	Telephone charger		3	I	145	435	-
	Binding Machine		1	I	116	116	-
	Comb Binders		6	I	1	5	-
	Wall clock different type zone		1	I	16	16	-
	Conference Phone		1	I	919	919	-
	Shredder		1	I	359	359	-
	Magazine Holder		1	I	80	80	-
	Newspaper Holder		1	I	80	80	-
	Stapler		2	I	4	7	-
	Hole Puncher		2	I	40	80	-
	Desktop Calculator		2	I	11	23	-
	Paper Trimmer		1	I	112	112	-
	Laminating Machine		1	I	353	353	-
	Laminating Pouch A3		6	I	11	65	-
	Laminating Pouch A4		6	I	15	88	-
	PUBLIC AREA BATHROOM						
	Fragrance Dispenser		34	I	29	987	-
	Fragrance - refills		340	I	8	2,720	-
	Waste basket		30	I	58	1,741	-
	Wastebasket liners		15,000	I	2	24,000	-
	Pedal bin - ladies bathrooms		30	I	52	1,572	-
	Handtowel tray		10	I	26	258	-
	hand towel		800	I	2	1,288	-
	Hamper for dirty towels		10	I	48	484	-
	Soap dispenser		30	I	26	774	-
	Lotion dispenser		30	I	26	774	-
	Baby Diaper Changing Station		1	I	193	193	-
	Seat cover dispensers		30	I	-	-	-
	Tissue box cover		30	I	39	1,161	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Tissues		900	I	1	972	-
	Toilet tissue		200	I	0	46	-
74.0	**RECREATION**						
	FITNESS CENTER						
	Treadmill		6	I	800	4,800	-
	Up Right Bike		1	I	960	960	-
	Recumbent Bike		1	I	880	880	-
	Eliptical Trainer		4	I	720	2,880	-
	Multi - Adjustable Bench		2	I	720	1,440	-
	Pro-Style Rubber Dumbbells		1	I	8	8	-
	Dumbbell Rack		1	I	320	320	-
	Leg extension		1	I	800	800	-
	Leg Curl		1	I	800	800	-
	Shoulder press		1	I	720	720	-
	Lat Pull Down		1	I	800	800	-
	Chest Press		1	I	800	800	-
	Dual Adjustable Pully		1	I	1,600	1,600	-
	Floor Mat		3	I	80	240	-
	Yoga Mat		3	I	16	48	-
	Stability Ball		2	I	56	112	-
	Resistance Tubes		3	I	16	48	-
	Foot pump for stability ball		3	I	24	72	-
	Mood media profusion iS digital media manager		1	I	560	560	
	Westin WORKOUT Music Track		1	I	80	80	
	Running Shoes - Male & Female		1	I	40	40	-
	Shirts - Male & Female		1	I	16	16	-
	Shorts - Male and Female		1	I	12	12	-
	Insoles - Replacement		1	I	8	8	-
	Socks		2	I	8	16	-
	Disinfectant Spray		3	I	12	36	-
	Branded Mesh Bag with in bad card		1	I	4	4	-
	Apple iPod		10	I	640	6,400	-
	Head Phones		12	I	40	480	-
	Head Phone Covers		60	I	24	1,440	-
	Soap & Lotion Dispensers		2	I	8	16	-
	Plastic disposable comb		100	I	0	9	-
	Emery Board		100	I	0	7	-
	Cotton Tips		100	I	0	5	-
	Gym Wipes		24	I	4	96	-
	Trash Cans		2	I	4	8	-
	Tissue Box Cover		2	I	2	5	-
	News Paper Display Rack		2	I	80	160	-
	Wall Clock		2	I	16	32	-
	Gym Towel		100	I	515	51,476	-
	CPR Rescue for Spa Desk and Fitness Area		1	I	515	515	-
	KIDS CLUB						
	Jogging Stroller with roof		1	I	515	515	
	Graco Turbo Booster		1	I	449	449	-
	Graco Junior Mini		1	I	513	513	-
	High Chair		5	I	904	4,520	-
	Avent Philip IQ24 Steam steriliser		1	I	220	220	-
	Layettes includes bib, hooded robe, mitt - with Logo		100	I	16	1,600	-
	Teddy Bears with logo		200	I	8	1,550	-
	Playstation 3		1	I	478	478	-
	Playstation 3 - join stick PS3		1	I	76	76	-
	Wii game		1	I	403	403	-
	Will game accessories		1	I	219	219	-
	Will game accessories		1	I	27	27	-
	Nintendo DS lite		1	I	178	178	-
	Isport game		1	I	90	90	-
	I Fit		1	I	90	90	-
	Portable DVD Player		1	I	80	80	-
	Selection of games		100	I	8	800	-
	Tippy Cup		100	I	16	1,600	-
	Bath Tub Buddies		100	I	8	800	-
	Erasable Markers		60	I	1	48	-
	Twistable Crayons		100	I	0	40	-
	Finger Paint		100	I	1	80	-
	Coloring Sheet		100	I	2	240	-
	Water dispenser		1	I	515	515	-
	SWIMMING POOL						
	No-dial emergency telephone		1	I	240	240	-
	Pool Towel		420	I	8	3,360	-
	Pool Lounge Chair Cover		100	I	8	800	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Arm Chairs		20	I	80	1,600	-
	Round Tables		5	I	80	400	-
	Lounge Chaise		30	I	800	24,000	-
	Cushion		20	I	12	240	-
	Side Table		20	I	400	8,000	-
	Umbrella		40	I	1,600	64,000	-
	Umbrella base		40	I	240	9,600	-
	Life Buoys		2	I	40	80	-
	Sheppard's hook		2	I	30	61	-
	Pool Signage		1	I	240	240	-
75.0	**HOUSEKEEPING CLEANING EQUIPMENT**						
	Maids vacuum cleaner complete		22	I	674	14,825	-
	Portable steam cleaner		5	I	1,061	5,304	-
	Commercial Upright Vacuum Cleaner - Guest corridors, Public Area		5	I	629	3,144	-
	Vacuum cleaner complete for F&B		5	I	964	4,820	-
	Wide Area Commercial Vacuum for Banqueting		1	I	4,804	4,804	-
	Wet and dry vacum cleaner		2	I	290	580	-
	Back pack portable vacuum cleaner		2	I	693	1,386	-
	Carpet cleaning						
	High Speed Floor Machines		1	I	2,579	2,579	-
	High speed driving disk for the above		20	I	8	160	-
	Standard Speed Floor Machines		1	I	2,447	2,447	-
	Standard speed driving disk for the above		20	I	8	160	-
	Scrubbing brush for the above		30	I	10	290	-
	Polishing pads - white - marble		30	I	10	290	-
	Polishing pads - red - floor stripping		30	I	10	290	-
	Broom		4	I	49	197	-
	Broom - angled brush		10	I	15	145	-
	Scrubbing brush with handle		6	I	22	130	-
	Mop bucket combo		4	I	219	877	-
	Mop 100% cotton		12	I	11	132	-
	Wet mop handle		6	I	35	213	-
	Dust mop with handle 16"/18"		24	I	17	401	-
	Q424 Rubbermaid HYGEN™ 24" (61 cm) Microfiber Dry Hall Mop		24	I	18	441	-
	Q570 Rubbermaid HYGEN™ 24" (61 cm) Quick-Connect Squeegee Frame		24	I	61	1,463	-
	Dust mop with handle 36"		5	I	33	167	-
	Q411 24" Wet Room Pad		24	I	61	1,463	-
	Quick-Connect Squeegee Frame		24	I	36	874	-
	Microfiber Dust Pad with Fringe -		24	I	24	580	-
	Snap-On Wire Dust Mop Frame -		24	I	10	240	-
	Microfiber Scrubber Pad		10	I	27	274	-
	Microfiber Finish Pad		10	I	27	274	-
	Standard Quick Connect		10	I	61	609	-
	Dust mop heads 16'		12	I	8	92	-
	Dust mop heads 36'		24	I	13	303	-
	High Pressure Cleaner for external cleaning		1	I	964	964	-
	Floor squeege		5	I	41	203	-
	Q900-88 Press Wring Bucket		2	I	145	290	-
	Overhead Dusting Tool Replacement Head fits T110, T120, T130		24	I	15	356	-
	Flexible Head Overhead Dusting Tool, Flexible Head with 60" I (152.4 cm) Aluminum Handle		10	I	50	500	-
	Q850 Rubbermaid HYGEN™ Quick-Connect Flexible Dusting Wand with Microfiber Sleeve		12	I	142	1,699	-
	Water hose		100	I	1	97	-
	Other housekeeping equipment						
	Garment and Drapery Steamer		1	I	258	258	-
	Platform Trolley		2	I	784	1,568	-
	Key Cabinet		1	I	155	155	-
	Retractable Key Chain		40	I	10	387	-
	Housekeeping Trolleys						
	Canvas bag for housekeepers - for clean supplies		30	I	39	1,161	-
	Nylon bag for housekeepers - for dirty linen		40	I	16	645	-
	Public area cleaning basket		5	I	48	242	-
	Microfiber Cleaning Cart for Heart of House		1	I	403	403	-
	Housekeeping Cleaning Items						
	Gloves		120	I	12	1,470	-
	Toilet brush		24	I	6	147	-
	Cleaning towels / rags		1,300	I	2	2,938	-
	Tissue embosser		30	I	19	581	-
	Shower squeege		24	I	26	619	-
	Scouring Pad		300	I	1	249	-
	Scrubbing sponge		300	I	1	249	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Microfiber bathroom cloth		150	I	6	842	-
	Microfiber general purpose cloth		150	I	6	920	-
	Microfiber mirror / windows cloth		150	I	2	288	-
	Water bucket		12	I	13	158	-
	Gumboots		5	I	3	16	-
	Dustpan and brush - upright - all areas		10	I	64	636	-
	Dustpan and brush - front of house		1	I	64	64	-
	9B56 Tile and Grout Brush, Plastic Bristles		24	I	25	596	-
	9B56 Tile and Grout Brush, Plastic Bristles (see above)		24	I	5	116	-
	Upright Scrubber Pad Holder with Universal Locking Collar		10	I	18	184	-
	Aluminium ladder 3 M		2	I	159	317	-
	Aluminium ladder 1.5		2	I	34	67	-
	Aluminium ladder 2.5		2	I	53	106	-
	Caution - wet floor sign		12	I	35	417	-
	Spray bottles		150	I	1	146	-
	Trigger (spray bottle) mist		100	I	2	242	-
	Trigger (spray bottle) foamer		50	I	2	121	-
	Basket to hold cleaning supplies		24	I	36	868	-
	Window scrubber with microfiber sleeve		10	I	12	121	-
	Window cleaning - Squeegee		10	I	12	115	-
	Window cleaning - Telescopic extension for the above items		2	I	48	96	-
	Window cleaning - Waist belt for window cleaning kit		2	I	45	90	-
	Window cleaning - Microfiber cloth		40	I	4	165	-
	Window cleaning - Bucket		5	I	16	80	-
	Window cleaning - Scaper		12	I	17	207	-
	Window cleaning - Scaper blades		250	I	1	205	-
	Garbage bin for pantry		10	I	53	526	-
	Garbage bin - housekeeping		10	I	83	830	-
	Garbage bin - service areas		10	I	17	170	-
	Black garbage bag		1	I	1,600	1,600	-
	Transparent garbage bag		500	I	1	400	-
	Cleaning Chemicals						
	Marble safe		10	I	82	817	-
	Glass cleaner		5	I	75	377	-
	Neutral floor cleaner		10	I	52	524	-
	Stainless steel polish		2	I	48	96	-
	Lemoneze		2	I	112	223	-
	Carpet spotter kit		3	I	138	415	-
	Oasis Compac 22 Multi-Quat Sanitizer 2x2 lt.		2	I	75	151	-
	Hard stain remover		2	I	112	224	-
	Fragnance dispenser		20	I	29	580	-
	Oasis Compac Furniture Polish: 2x2 Lt.		2	I	113	225	-
	Hand soap		5	I	32	161	-
	Carpet defoamer concentrate		2	I	90	181	-
	Carpet extraction cleaner		2	I	90	181	-
	Uniform Room						
	Uniform Conveyor		2	I	4,000	8,000	-
	Mobile Garment Rack		5	I	12	60	-
	Cube truck		3	I	573	1,718	-
	Stitching machine		1	I	403	403	-
	Sewing machine		1	I	951	951	-
	Hangers (for staff)		1,200	I	1	1,548	-
	Shoulder guards		5,000	I	0	400	-
	Shoe Paste - 45ml Black		5	I	1	7	-
	Shoe Paste - 45ml Brown		5	I	1	7	-
	Shoe Paste - 45ml Neutral		5	I	1	7	-
	Kiwi Express Shoe - 7 ml Black		5	I	1	4	-
	Kiwi Express Shoe - 7 ml Neutral		5	I	1	4	-
	Kiwi Fresh Force -		5	I	2	9	-
	Laundry items						
	Fully enclosed clean linen truck with lock		10	I	1,318	13,181	-
	Stainless steel garment rack		5	I	164	822	-
	Stainless steel valet carts		2	I	329	743	-
	Linen Carts - in case not sufficient shelving on the floor CHECK FIRST		12	I	556	6,674	-
	Soiled Linen laundry carts in different colors		12	I	206	2,467	-
	Anti fatigue mats		1	I	261	261	-
	Heat sealer		1	I	400	400	-
	Label writing system		1	I	800	800	-
	Tag Gun Model 3035 Arrow Brand		500	I	4	2,000	-
	Tag Pins 25mm		200	I	4	800	-
	Chemicals - Alkali		2	I	46	91	-
	Chemicals - detergent		2	I	154	307	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Chemicals - fabric conditioner		2	I	55	110	-
	Chemicals -Oxy Brite 50		2	I	50	100	-
	Chemicals - sour IC		2	I	38	77	-
	Chemicals - softener		2	I	37	74	-
	Chemicals - stain removal kit		1	I	110	110	-
	Chemicals - starch		100	I	8	800	-
	Chemicals - Perchloethene Solvent		1	I	3,224	3,224	-
	Lint brush		10	I	4	40	-
	Plastic collar stays		100	I	1	80	-
	Disposable rubber gloves		5	I	4	18	-
			5	I	4	18	-
			35	I	5	169	-
	Masks		100	I	2	248	-
	Laundry delivery basket / box		25	I	8	200	-
	Men's suit hanger (incl in rooms)		1,200	I	1	1,440	-
	Ladies suit hanger (incl in rooms)		1,200	I	1	1,440	-
	Cloth suit covers		1,200	I	0	480	-
	Plastic suit covers		5,000	I	0	500	-
	Shirt Board		5,000	I	0	2,000	-
	Bow tie collar support		5,000	I	0	2,000	-
	Shirt band		5,000	I	0	2,000	-
	Plastic clear bags		5,000	I	0	800	-
	wrap paper for folding launding		100	I	10	967	-
	sticker Logo		10,000	I	0	1,100	-
	Tie bag		1,000	I	0	400	-
	Kuff links		1,000	I	0	400	-
	Butler pantry						
	Anti-slip floor mat		9	I	40	360	-
	Trolley, Room Amenity		18	I	240	4,320	-
	Fridge		90	I	400	36,000	-
	Small dishwasher / glass washer		90	I	800	72,000	-
	Glass racks for guest room glasses		1	I	80	80	-
	Trolleys for glass racks		1	I	800	800	-
	Hot water dispenser		1	I	80	80	-
	Coffee Machine		1	I	48	48	-
	Coffee Plunger		1	I	40	40	-
	Cutting Board, Plastic		1	I	12	12	-
	Coaster, Leather		200	I	4	870	-
	Gloves, White, Medium		25	I	1	20	-
	Gloves, White, Large		25	I	1	30	-
	Alum Ladder c/w handle top 6 steps		4	I	68	271	-
	Shoe shine table top station		1	I	24	24	-
	Shoe Paste - 45ml Black		5	I	1	6	-
	Shoe Paste - 45ml Brown		5	I	1	6	-
	Shoe Paste - 45ml Neutral		5	I	1	6	-
	Kiwi Sneaker - 100ml		5	I	1	5	-
	Kiwi Express Shoe - 7 ml Black		3	I	1	3	-
	Kiwi Express Shoe - 7 ml Neutral		3	I	1	3	-
	White Board Marker		9	I	0	4	-
	Board (with magnets)		9	I	80	720	-
	Staplers - Max HD-10 Blue		9	I	2	22	-
	Staplers - Max 10- 1m		9	I	0	2	-
	Correction Pen		9	I	1	12	-
	Plastic Letter Tray, 2-Tier		9	I	8	69	-
	Hole Puncher 100XL		9	I	2	14	-
	Apron Disposable 28-20		100	I	0	40	-
	Camwear Polycarbonate Food Storage Box		9	I	8	72	-
	Rectangle Plastic Container w/Cover		9	I	4	36	-
	Micro-Fiber Cleaning Cloth		30	I	6	184	-
	Guest Request						
	Baby crib		10	I	308	3,080	-
	Portable Crib 2 piece Set		60	I	40	2,400	-
	Crib Cover		15	I	39	588	-
	Waterproof Mattress Pad		15	I	12	180	-
	Baby blanket (on request)		23	I	10	234	-
	Roll-A-Way Bed (Mattess & Box spring + Frame+Head board)		10	I	422	4,224	-
	Bottom Bedsheet Single		45	I	14	617	-
	Top Bedsheet Single		45	I	14	646	-
	Duvet Insert Single, Down		23	I	60	1,360	-
	Duvet Cover Single		45	I	24	1,088	-
	Feather Pillow Single (same as for queen bed)		23	I	24	544	-
	Pillow Protector Single (same as for queen bed)		23	I	2	41	-
	Pillow Case Single (same as for queen bed)		60	I	3	155	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Blanket King		25	I	38	940	-
	Blanket Queen		10	I	38	376	-
	Mattress Protector (roll away bed)		25	I	9	222	-
	Synthetic Duvet King (non-allergenic option for guest)		25	I	32	802	-
	Synthetic Duvet Queen(non-allergenic option for guest)		10	I	27	266	-
	King Synthetic Sleep Pillows(non-allergenic option for guest)		30	I	11	324	-
	Standard Synthetic Sleep Pillows(non-allergenic option for guest)		25	I	9	222	-
	Hanger - Child / Clips		200	I	1	162	-
	Hanger - Child / Notch		200	I	1	162	-
	Terry Slippers - Extra large		250	I	2	585	-
	Terry Slippers - Child		250	I	2	585	-
	Baby bath amenities - set		250	I	4	1,000	-
	Baby diapers		20	I	1	16	-
	Iron		9	I	67	606	-
	Ironing Board / w Cover		9	I	96	863	-
	Dual Heating Curling Iron		9	I	32	290	-
	Garment Bag		100	I	13	1,290	-
	Pouch for amenities		250	I	1	200	-
	Nail Polish Remover		9	I	1	7	-
	Deodorant - Men		9	I	1	7	-
	Deodorant - Women		9	I	1	7	-
	Shoe tree - female		9	I	5	43	-
	Shoe tree - male		9	I	5	43	-
	First Aid Kit		9	I	447	4,024	
	Humidifiers		5	I	713	3,567	-
	Dehumidifiers		5	I	274	1,370	-
	Ozone Machine		3	I	440	1,320	-
	Dehumidifiers (for suite)		3	I	1,036	3,108	-
	3 Pin travel adapter		12	I	5	66	-
	High chair		5	I	39	175	-
	ADA compliant ironing board		5	I	94	423	-
	ADA toilet seat lift		5	I	129	583	-
	ADA All in one kit		5	I	12	54	-
	Tub transfer bench		5	I	52	233	-
	Landscaping / Florist Room Equipment						
	Shear		3	I	6	18	-
	Pump & Spray bottles		5	I	5	26	-
76.0	**UNIFORMS**						
	Hotel Staff Uniform Design FEE @ Administration, Sales & Marketing, FOH - General, F&B - General, HSKP/Spa/Fitness Center Office		1	I	12,185	12,185	-
	Hotel Staff Uniform Design Fee @Rooms - Front Office		1	I	30,271	30,271	-
	Hotel Staff Uniform Design Fee @ F&B		1	I	27,359	27,359	-
	Hotel Staff Uniform Design Fee @ Security		1	I	3,295	3,295	-
	Hotel Staff Uniform Design Fee @ Others		1	I	5,671	5,671	-
	Prototype Uniforms		1	I	38,318	38,318	
	Uniform Production (including 10,000 customized uniform labels)		1	I	473,000	473,000	
77.0	**ENGINEERING**						
	Handtool						
	ABS Snapoff Blade Knife 18mm c/w blade - ABS handle, 18x100mm blade		1	I	5	5	-
	Spare Snapoff Blade - 18mm snap off blade Size 18x100 mm. (10 pcs / pack)		2	I	2	5	-
	LED Flashlight - LED type AA Drycell ABS body		12	I	7	83	-
	"AAA" Alkaline Batteries for remote control		10	I	1	8	-
	"AA" Alkaline Batteries for LED Flashlight		10	I	1	8	-
	Measurement Tape - 5 Meter Mylar coated blade with powerlocking mechanism		3	I	3	9	-
	Precision Screw Driver & Tool Set 11 Piece with Carbon Steel blades Contents: Parallel: 1.0, 1.2, 1.4, 1.8, 2.4 & 3.0mm. Crosspoint: PHO-4, PHO-3, PHO-2, PHO & PH1.		1	I	11	11	-
	Ratchet Screwdriver		6	I	48	286	-
	8" / 200mm Adjustable Wrench (Chrome Finish)		2	I	32	64	-
	12" / 300mm Adjustable Wrench (Chrome Finish)		2	I	58	116	-
	18" / 450mm Adjustable Wrench (Chrome Finish)		2	I	34	68	-
	180mm / 7" Combination Pliers		6	I	5	32	-
	200mm / 8" Long Nose Pliers		2	I	5	11	-
	180mm / 7" Diagonal Cutting Nippers		2	I	4	9	-
	250mm / 10" Slip Joint Waterpump Pliers		2	I	12	24	-
	Circlip Plier , Bent for External circlips (Shafts)		1	I	18	18	-
	Circlip Plier , Straight for External circlips (Shafts)		1	I	17	17	-
	Circlip Plier , Straight for Internal circlips (Shafts)		1	I	17	17	-
	Cross Slot screwdrivers for cross slot screws Phillips-Recess		6	I	9	54	-
	Electricians' screwdrivers for plain slot screws		6	I	7	41	-
	Vernier Calipers		1	I	16	16	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Engineer's 8" Second Cut File Sets - 8 pcs.		1	I	25	25	-
	Hex Key Metric Size 1.5-10mm short arm		1	I	19	19	-
	Hex Key Metric Size 1.5-10mm Long arm		1	I	26	26	-
	Hex Key set Inch Long arm .050-3/8"		1	I	26	26	-
	Torx Allen Key - T9 to T40 Long arm		1	I	29	29	-
	Wire Stripper - strip wire size Up To 6mm american wire gauge(Senator)		1	I	16	16	-
	Standard Curved Lock Grip Plier - 7 inch curved jaw type		2	I	12	23	-
	Welding grip pliers 11 inch		2	I	21	42	-
	Tester Pen 7" - 100mm RANGE 125/250V		12	I	1	17	-
	Combination Spanner Set 6-32 mm (26 Pieces) - Size: 6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22, 23,24,25,26,27,28,29,30&32 mm		1	I	338	338	-
	Comdination Spanner Set 3/8-1.1/4 inch 3/8-7/16-1/2-9/16-5/8-1.1/16-3/4-13/16-7/8-15/16-1-1.1/16-1.1/8-1.1/4 inch		1	I	193	193	-
	50 Piece Metric Imperial & Whitworth Sockets : 8 - 32 mm. and 5/16 - 5/8 inch		1	I	239	239	-
	Adjustable Pipe Wrench - 2 inch คีมประปา		2	I	68	136	-
	Heavy Duty pipe wrenches		1	I	46	46	-
	Chain Wrench - Diameter 3"/ 75mm.		1	I	158	158	-
	Strap wrenches		1	I	60	60	-
	Basin wrenches		1	I	53	53	-
	Faucet & Sink Installer		1	I	37	37	-
	Machanics' stethoscopes		1	I	64	64	-
	ROUND MAGNIFYING READING GLASSES		1	I	22	22	-
	Round Top Tool Bag		2	I	32	64	-
	Oil can		2	I	7	14	-
	Mobile roller cab with four drawer		2	I	806	1,612	-
	Measuring instrument						
	Digital Megaohmeter include acessories		1	I	951	951	-
	Digital Multimeter - True RMS. Capable of measuring variable speed drives		1	I	403	403	-
	AC/DC Digital Clamp meter - AC/DC range 600A. Voltage range AC/DC 600V. True RMS		1	I	451	451	-
	Infrared Thermometer - Handheld, FlukeView Temperature software (Measuring range -32 deg C to 600 deg C (-25deg F to 1100 F) c/s software program.		1	I	774	774	-
	Combustible Gas Leak Detector		1	I	484	484	-
	Battery Tester		1	I	68	68	-
	Battery changer 6 / 12 / 24 V 200 A		1	I	428	428	-
	REFRIGERATE TOOLS						
	Ratchet Ring Wrench Set 1/4"-7/8" STR. (5-Pcs)		1	I	74	74	-
	Air Blower		1	I	97	97	-
	Heat gun		1	I	97	97	-
	Mixed Fibre handling gloves		2	I	0	1	-
	DRILL MACHINE						
	Cordless Screwdriver Compact - Variable speed 1300rpm, reversible rotation, 12V. rapid charger, battery, driver bits		1	I	258	258	-
	Auger Drill Bit For Above - Size:1/16-1/2 Inch 29 Piece/set ดอกเจาะเหล็ก		1	I	98	98	-
	Action Vibration Reduction Combi Hammer		1	I	521	521	-
	Polygon chisel set		1	I	64	64	-
	Electric 5 inch Angle Grinder 125 mm. x 11,000 rpm		1	I	129	129	-
	SAFETY TOOLS						
	Safety Goggles - No fogging, adjustable strap		2	I	23	46	-
	Ear Muffs - Height adjustable with 27 db. CE approved		2	I	4	9	-
	Respirators + Cartridge RC203		2	I	10	20	-
	FACE SHIELD & VISOR		2	I	14	28	-
	Full Face Respirator c/w single canister - Face mask & cartridge filter (Pack 50 / box) หน้ากากกันฝุ่น		6	I	27	164	-
	Portable Ventilators		1	I	484	484	-
	Flexible Duct		1	I	97	97	-
	Floor Standing Safety Signs / MEN WORKING		6	I	7	41	-
	Floor Standing Safety Signs / Overhead Hazard		2	I	7	14	-
	Floor Standing Safety Signs / Wet Paint		6	I	7	45	-
	PVC Protective Clothing		2	I	23	45	-
	Back Sypport		6	I	15	87	-
	Fall Protection + Connector M51 4ea.		2	I	27	54	-
	Lanyards & Connectors		1	I	64	64	-
	Safety Belt		4	I	26	103	-
	Fire Suit include accessories complete set (Nomex Hood, Fire helmet,Boots,glove) Standard NFPA 1991-2001		2	I	484	967	-
	Fire Blanket (Standard EN 1869 :1997 , EN 1869:2001)		4	I	48	193	-
	Water spray gun		1	I	661	661	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Lockout station with cover (locking) supplied with : 17xL32 Individual padlocks / 3x MLH1 lock out hasp / 1x Pack of R/LOT3 tags / 1x Pack of R/LOT4 tags / 1x Pack of R/LOT5 tags / 1x Pack of R/LOT6 tags / 1x WPT01 marker pen / 1x VS02 valve cover / 1x MLH5 lockout hasp / 1x MLH6 lockout hasp / 1x LP110 plug lockout / 1x BS01 ball valve lockout / 1xBS02 ball valve lockout / 1x CLKIT cable lockout kit / 1x YSLB1 lockout bag / 2x IEC60320 lockouts		1	I	258	258	-
	Ultimate Circuit Breaker Lockout Kit		1	I	100	100	-
	"BRADY" Lockout Tags: Accident Prevention Tags (Economy Polyester B-851) size 5.3/4"H x 3"w (10/package)		1	I	16	16	-
	"BRADY" Lockout Tagout "Do Not Operate - Maintenance Dept (reverse side B) size 5.3/4"H x 3"w (25/package)		1	I	16	16	-
	"BRADY" Lockout Tagout "Accident Prevention Tags (Economy Polyester B-851) : MAINTENANCE *NEEDED *IN PROGRESS size 5.3/4"H x 3"W (10/package)		1	I	16	16	-
	Electrical Safety Gloves 20,000 volt		2	I	129	258	-
	PC-Connectable Labeling System		1	I	97	97	-
	Brother TZ Tape 12 mm. (Yellow)		2	I	64	129	-
	DRAIN CLEANING MACHINE						
			1	I	2,592	2,592	-
	Sink Cleaning machine		1	I	597	597	-
	Toilet Augers		1	I	78	78	-
	The See Snake Micro inspection Camera		1	I	387	387	-
	Hydraylic Kinetic Water Ram		1	I	780	780	-
	HIGH PRESSURE CLEANING PUMP & VACCUME						
	Wat & Dry Vaccume machine complete set		1	I	642	642	-
	Dry Vaccume machine		1	I	274	274	-
	Hight pressure cleaning pump 35-110bar + Auto total stop + accessorie complet set , Made in Italy		1	I	306	306	-
	Hight pressure cleaning pump 150-180bar + Auto total stop + accessorie complet set , Made in Italy		1	I	1,287	1,287	-
	WORK SHOP TOOLS						
	Glass suction lifter 3 cups		2	I	94	188	-
	Mechchanical Puller Industrial kits		1	I	60	60	-
	Ceramic Tile Cutter - 630mm cutting length, table top		1	I	136	136	-
	Plaster Trowel		1	I	14	14	-
	Pointing Trowel		1	I	5	5	-
	Wooden Float		1	I	28	28	-
	Electric Bench grinder 3/4 Hp 2,850 rpm. 8" complete set		1	I	169	169	-
	Electric Bench Drill - 25 mm x 240V/50 Hz 130 - 1940 rpm		1	I	735	735	-
	Utility Paint Spray Gun c/w paint can - 1.8mm nozzle. Paint container capacity 750cc		1	I	69	69	-
	Utility Paint Spray Gun c/w paint can - 1.3mm nozzle. Paint container capacity 400cc		1	I	69	69	-
	Magnetic Aluminum Level		1	I	10	10	-
	Magnetic Aluminum Level		1	I	24	24	
	Paint Scraper - 1.3/8" (35mm) Half Tang Scraper		1	I	4	4	
	Paint Scraper - 2" (50mm) Half Tang Scraper		1	I	5	5	-
	Paint Scraper - 3" (75mm) Half Tang Scraper		1	I	6	6	-
	Paint Brush 1/2" (13mm)		2	I	1	2	-
	Paint Brush 1" (25mm)		2	I	1	3	-
	Paint Brush 1 1/2" (38mm)		2	I	2	4	-
	Paint Brush 2" (50mm)		2	I	3	7	-
	Paint Brush 3" (75mm)		2	I	6	13	-
	100mm / 4" Mini Emulsion Roller Set		2	I	3	6	-
	230mm / 9" M/Pile Paint Roller Set		2	I	10	21	-
	Caulking Gun - 10 oz. Capacity for silicon tube		2	I	14	27	-
	2" Masking Tape 25mm x 50M		10	I	2	16	-
	1" Masking Tape 50mm x 50M		10	I	1	8	-
	Sanding Sheets - GR80 Size 230x280mm (9"x11") Pack 25		10	I	11	108	-
	Sanding Sheets - GR120 Size 230x280mm (9"x11") Pack 25		10	I	9	90	-
	Sanding Sheets - GR180 Size 230x280mm (9"x11") Pack 25		10	I	9	90	-
	Sanding Sheets - GR240 Size 230x280mm (9"x11") Pack 25		10	I	9	90	-
	Teflon Tape - 1/4 inch pipe tape		6	I	0	3	-
	Eletric Finishing Sander 330W PAD Size 115x229mm.		1	I	168	168	-
	Wood Hand Smoothing Plane - General purpose, 45mm cutter Plus Thumb Plane กบ		1	I	40	40	-
	Ball Pein Hamm c/w Fibreglass Shaft-1lb Head		1	I	16	16	-
	Nylon Faced Hammer Plastic Handle		1	I	27	27	-
	Claw Hammer - 16 oz Head with fibreglass handle with rubber grip handle ฆ้อนธรรมดา		1	I	11	11	-
	Machinists Hammer ฆ้อนเดินสายไฟ		1	I	17	17	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	compound Action Snips Straght Universal cutting กรรไกรตัดโลหะกลาง		1	I	28	28	-
	Bolt Cutter - 24 inch forged handle กรรไกรตัดเหล็กเส้น		1	I	68	68	-
	180mm / 7" Carpenter's Pincers		1	I	18	18	-
	300mm (12") Hacksaw Frame เลื่อยตัดโลหะ		1	I	18	18	-
	12" x 1/2 " 18 Hard Hacksaw Blade (1 pack = 10 blade)		1	I	8	8	-
	150mm (6") Mini Hand Saw - Plastic Handle		2	I	4	7	-
	6" (150mm) Junior Handsaw Blades for metal (Pack10)		1	I	2	2	-
	Hand Saw Speedcut - 550 mm (22") เลื่อยเลื่อยไม้		1	I	21	21	-
	Steel Back Gen's Saw - 200mm. (8") เลื่อยปังตอ		1	I	26	26	-
	Hardpoint Compass Saw - 300 mm. เลื่อยปลายแหลม		1	I	10	10	-
	Mitre Box - 45 & 90 degree angle cuts บล็อกตัดมุม		1	I	12	12	-
	Router Bits - 24 pcs router cutter core (1/2")		1	I	47	47	-
	Electric Belt Sander - 100 x 610mm (4"X24") belt, 1040W, dust extracting		1	I	424	424	-
	Sanding Belts - 100 x 610 mm.(4"x24") Extra belt sand paper (10pcs / pack)		2	I	14	27	-
	Electric Jig Saw 850 W 220V		1	I	245	245	-
	Jig Saw Blade		2	I	10	21	-
	Crowbar 18 inch		1	I	9	9	-
	High pressure grease guns 380/690mm.		1	I	16	16	-
	Washer Cutter with 1 Knife		1	I	71	71	-
	Puma Piston Air Compressors + adaptor quick coupler complete set (male&female)		1	I	161	161	-
	Width Crown Stapler 10 mm. + Fitting complete set		1	I	41	41	-
	PU coil hose + fitting complete set ID5 x OD8 mm.		2	I	90	181	-
	Chain Hoist 2 ton		1	I	239	239	-
	Extension Cord 240V/50 Hz c/w three Pin plug - 20m/ rolled		2	I	55	111	-
	Long Tape - Fiberglass blade, 50m/164', 13mm tape (metric + Imperial gradation)		1	I	21	21	-
	Extension Cord 240V/50 Hz		6	I	16	97	-
	Insulation Tape 19 mm. - Black		2	I	0	1	-
	Insulation Tape 19 mm. - Blue		2	I	0	1	-
	Insulation Tape 19 mm. - Green		2	I	0	1	-
	Insulation Tape 19 mm. - Red		2	I	0	1	-
	Insulation Tape 19 mm. - Yellow		2	I	0	1	-
	Numbering Stamp - 5mm (SET OF 9) Figure Punches		1	I	31	31	-
	Lettering Stamp - 5mm (SET OF 27) Letter Punches		1	I	89	89	-
	Hole saw Plumbers & Electricians Kit 16,20,22,29,35,35,40,44,51,57,65,68 mm.		1	I	85	85	-
	6.1/2" Coping Saw - 290mm x Dshape		1	I	17	17	-
	Coping Saw Blades for Wood (Pack 10) - Spare blades 14 TPI x 6"		1	I	3	3	-
	Angled TRY Squares - 300mm x 184mm, metric + imperial gradation เหล็กฉากปรับด้านได้		1	I	30	30	-
	Bevel Edge Chisel - wood cutter ซิ่ว Carpenter Chisel Set (6mm,13mm,19mm&25mm)		1	I	21	21	-
	Combination Wet Stone - Aluminium Oxide 150 x 50 x 25 Medium/Coarse หินรับมีด		1	I	11	11	-
	Hand Spring Clamp - 6" hand grips, 50mm capacity (4 pcs./pack)		1	I	4	4	-
	Steel Ruler - 12 inch		1	I	45	45	-
	Chalking Reel c/w ink - 30M with ink ที่มาร์กเส้น		1	I	12	12	-
	Cold Chisel & Punch Set (14pcs/set) สกัดเหล็ก		1	I	76	76	-
	Hand Riveter - Spring loaded handle ejects rivet stem for rivet 1/8", 3/32", 3/16" & 5/32		1	I	34	34	-
	Electric Hot Glue Gun - Trigger feed		1	I	11	11	-
	Glue Sticks - Transparent glue sticks, 6" (1 kg)		2	I	5	10	-
	Garag Jack 3 Ton (แม่แรงตะเข้)		1	I	48	48	-
	Air gun		1	I	5	5	-
	Steel scaffolding complete set for 5 level+roller		1	I	306	306	-
	Tapping Screw # 7 length 1 inch 1 box=1000ea. Phillip head		1	I	7	7	-
	Steel Shelf adjustable 6 levelsset / size 120wx60Dx220H 100kgs		5	I	193	967	-
	Personal Lift / working high 11.0 m. x 0.74 m + accessorie complete set		1	I	4,836	4,836	-
	Hand Pallet Truck 2 Ton		1	I	435	435	-
	Facsimile machine + accessories complete set + Print Cartridge PG-40 3 set		1	I	129	129	-
	Auto Sewage Pump Dia: 2 inch 750 watt 1 Ph. 220V + Flexible hose dia2" Length 20 m.		1	I	326	326	-
	Hydraulic Jack 20 Ton		1	I	64	64	-
	Key Cutting Michine		1	I	645	645	-
	Plan Holder with Stand		1	I	645	645	-
	Gardener Tool						
	Hand Fork ส้อมพรวน		1	I	6	6	-
	Hand Trowel ช้อนปลูก		1	I	6	6	-
	Single Hand Grass Shears กรรไกรตัดหญ้า		1	I	9	9	-
	Heavy Duty Hedge Shears 24"		1	I	27	27	-
	Lopper Heavy Duty กรรไกรตัดกิ่งไม้ยาวเล็ม		1	I	20	20	-
	Pruning Shears 8" มีดตัดเล็มกิ่งไม้		1	I	9	9	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	8.1/2" Bypass Secateurs Heavy Duty กรรไกรตัดกิ่ง		1	I	12	12	-
	Garden Knapsack Sprayers 16Ltr.		1	I	47	47	-
	Plastic Watering Can 10 Ltr.		2	I	14	27	-
	Garden Hose 13mm x 30 Meters		2	I	28	55	-
	Spray Nozzle Starter Set (4pcs/set)		2	I	4	8	-
	Hose Reel Set 30m. 13mm x 30m (bore x length) of hose and leading hose Open drum hose reel. 1x tap adaptor 1x water stop hose connector 1x adjustable hose nozzle 3x hose connectors - for connecting to the tap adaptor or the nozzle, sprinkler or spray		2	I	81	161	-
	Hose Tidy (Hose Hanger)		4	I	4	15	-
	Oscillating Sprinkler		1	I	20	20	-
	Rotating Lawn Sprinkler		1	I	11	11	-
	Heavy Duty Garden Wheel Barrow		1	I	102	102	-
	Garden Fork		1	I	16	16	-
	Garden Shovel พลั่ว		1	I	17	17	-
	Garden Hoe จอบ		1	I	15	15	-
	Garden Spade เสียม		1	I	15	15	-
	Garden Lawn Rake คราด		2	I	23	47	-
	Garden Nail Rake คราด		1	I	17	17	-
	Canadian Rigger Style Gardening Gloves size 10		2	I	3	6	-
	Garden Pesticide Sprayer 5 Ltr.		1	I	21	21	
	Chopping Axe 335mm ขวาน		1	I	23	23	
	Hedge Trimmer 240V - HT580		1	I	118	118	-
	Submersible Pump 400W,125 litres/min 1-1/2" output		1	I	92	92	-
78.0	HEART OF HOUSE						
	OFFICE FURNITURE						
	Back of house office furniture		1	I	-	-	-
	OFFICE EQUIPMENT						
	General Cashiers Office Safe # B-4020		1	I	1,600	1,600	-
	Depository Safe w/ Rear Drop #BFD 4825		1	I	400	400	-
	Fire Resistant file 4-Drawer Cabinet #4-2131-C		1	I	48	48	-
	Security Window: Pass Through # XW-2436		1	I	240	240	-
	Cashier Tray # 1-BT Cash Drawer		6	I	40	240	-
	Deposit Boxes for General cashier office		1	I	200	200	-
	Paid Date Machine		2	I	200	400	-
	Waste basket for office		40	I	12	496	-
	Camera		1	I	232	232	-
	Photo Printer		2	I	140	280	-
	Photocopier		3	I	800	2,400	-
	Postal Weighing Scales		2	I	12	24	-
	Laser Printer for offices		1	I	480	480	-
	Computer for offices		70	I	800	56,000	
	Laptop for executive		30	I	1,200	36,000	
	LCD Monitor 17"		20	I	800	16,000	-
	Paper Shredders		3	I	359	1,076	-
	LCD TV 37" for training		20	I	400	8,000	-
	DVD Home Threater Stereo System for Training		5	I	400	2,000	-
	LCD Projector		1	I	1,806	1,806	-
	Projection Screen		1	I	290	290	-
	White Board		6	I	68	410	-
	White Board		2	I	256	512	-
	Notice Board		2	I	36	73	-
	Flip Chart Easel		1	I	256	256	-
	Flip Chart Paper Pad		6	I	5	33	-
	Mobile Media Cart		1	I	1,040	1,040	-
	Telephone Set		100	I	40	4,000	-
	Conference Phone		1	I	919	919	-
	Fax machine		5	I	258	1,288	-
	OFFICE STATIONERIES						
	!n/Out Trays 2 Layer		20	I	8	154	-
	2" Ring Folders		25	I	9	234	-
	3M Post It Notes		100	I	3	271	-
	3m Sticky Boards 558L 18"x23" เทา		100	I	10	985	-
	A4 Binding Hardcover		200	I	4	898	-
	AAA Batteries Energizer		100	I	3	328	-
	Binding Machine		1	I	116	116	-
	Book Stands 7" WHC-202 B5 150 แผ่น (5 เล่ม)		20	I	12	237	-
	Brown Wrapping Paper		20	I	1	27	-
	Calculator Casio dr-240tm		20	I	46	912	-
	Casting Machine Casio HR 150DM		4	I	126	503	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Casting Machine Rolls		50	I	2	100	-
	Check Writer NIBO Model NB88C		1	I	280	280	-
	CD Roms		10	I	18	184	-
	Correction Fluid		20	I	1	27	-
	Correction Tape		20	I	2	43	-
	Document Divider 1 to 31 Tabs		20	I	8	163	-
	Document Dividers 12 tap		50	I	1	59	-
	Document Holder		50	I	9	467	-
	Double Sided Tape 12มม.x10หลา		50	I	1	36	-
	Drawer Stationary Holder		10	I	24	240	-
	Elastic Bands F1P3		20	I	5	102	-
	English Dictionary		2	I	4	8	-
	Envelopes XL For A4 Size		20	I	4	74	-
	Eraser		20	I	0	9	-
	Filing Folders For F/C		12	I	1	6	-
	Filing Folders For A4 Paper		100	I	1	54	-
	Glue Tube 185 (8.2 g)		20	I	1	16	-
	Highlighter - yellow		100	I	1	77	-
	Highlighter - pink		100	I	1	77	-
	Highlighter - organice		100	I	1	77	-
	Hole Puncher, Big		2	I	37	75	-
	Hole Puncher, standard		20	I	2	40	-
	L Clear Folders (50's)		4	I	1	5	-
	Label Maker		2	I	0	1	-
	Laminating Machine		1	I	353	353	-
	Laminating Pouches A3 - 30 Pieces		2	I	11	22	-
	Laminating Pouches A4 - 100 Pieces		2	I	15	29	-
	Laser Pointer LR14		6	I	39	233	-
	Log Book A4 Size		20	I	4	87	-
	Log Book A5 Size		20	I	3	64	-
	Magazine Holder		20	I	7	135	-
	Masking Tape 1" Paper		50	I	1	47	-
	Measuring Tape		6	I	8	49	-
	Name Card Holde		20	I	9	175	-
	Notepads		50	I	5	231	-
	Notice Board Pins		20	I	1	14	-
	Packing Tape Brown		20	I	1	19	-
	Paper Binder		50	I	5	270	-
	Paper Cutter B3		1	I	161	161	-
	Paper Fasterners		300	I	0	42	-
	paper fasterners		300	I	0	63	-
	Paper Fasterners		300	I	0	63	-
	paper cliops dispenser		40	I	1	46	-
	Paperclips		50	I	0	24	-
	Parcel String		20	I	2	33	-
	Pen Knifes		4	I	1	6	-
	Pencils		20	I	1	16	-
	Pencil Mechanical (PL75-A 0.5 mm)		20	I	2	31	-
	Pencil Leads for Mechanical Pencil		10	I	1	6	-
	Pencil Sharpeners		12	I	79	951	-
	Pen Pilot G-2 0.7		100	I	1	80	-
	Permanent Marker		50	I	4	181	-
	Petty Cash Box		4	I	28	112	-
	Plastic Sheet Holders		2	I	1	2	-
	Paper A4 80gsm, White		100	I	1	99	-
	Paper A3 80gsm, White		20	I	7	136	-
	Paper A4 80gsm, Colored		20	I	1	20	-
	Ring Binder		10	I	1	9	-
	Ring Binder		10	I	3	31	-
	Ruler 15cm Plastic		20	I	0	2	-
	Ruler 30cm Metal		6	I	1	6	-
	Ruler 30cm Plastic		20	I	0	4	-
	Scissors		40	I	3	112	-
	Stamp, Self-Inking		30	I	3	89	-
	Stamp, Self-Inking		10	I	3	30	-
	Stamp, Self-Inking		30	I	3	89	-
	Stamp, Self-Inking		10	I	3	30	-
	Stamp, Self-Inking		10	I	3	30	-
	Stamp, Self-Inking		10	I	3	30	-
	Stamp, Self-Inking		10	I	3	30	-
	Stamp, Self-Inking		15	I	3	45	-
	Stamp, Self-Inking		15	I	3	45	-
	Stamp, Self-Inking		20	I	3	60	-
	Stamp, Self-Inking		20	I	3	60	-
	Staple Removers		20	I	2	30	-

Type	Unit	Qty	Category	Unit rate	Amount Import	Amount Local
Staplers Normal HD10D		50	I	1	59	-
Staplers Big		4	I	104	415	-
StaplesHD 10D		200	I	0	34	-
Staples forHD 12L20		50	I	2	86	-
Stationary Holder		20	I	4	79	-
Step Stools		2	I	16	32	-
Sticky Labels		100	I	12	1,202	-
Suspension Folder		5	I	4	20	-
Tape Dispensers		30	I	30	895	-
Tape for Label Maker		20	I	2	42	-
Thumb Drive 8GB		12	I	37	448	-
WhiteBoard Erasers		6	I	2	12	-
WhiteBoard Marker - Black		100	I	0	39	-
Locker						
Cutter		6	I	3	20	-
Painters / Masking Tape		12	I	1	11	-
Carton Sealing Tape		12	I	1	11	-
Tape Dispenser		2	I	30	60	-
Standing Mirror		2	I	8	16	-
No Smoking Sign		2	I	1	2	-
Shoe Polishing Machine w 1 Polish Dispenser		2	I	120	240	-
Tissue Dispenser		2	I	16	32	-
Soap Dispenser		12	I	20	240	-
Hand Dryer		4	I	40	160	-
Sanitary bin for ladies toilet		3	I	12	36	-
Standing waste bin		2	I	96	192	-
SAFETY & SECURITY						
Fire Blanket with case		2	I	48	97	-
Emergency Eye & Skin Irrigating Station		1	I	339	339	-
Emergency Burn Station		1	I	4,000	4,000	-
Emergency Oxygen		1	I	484	484	-
Large Glove, Nitrile		2	I	32	64	-
Cudas Safety Glasses		2	I	1	2	-
Emergency First Aid Sign		1	I	27	27	-
First Responder Kit		1	I	447	447	-
First Responder Kit -splint of pop (set)		1	I	310	310	-
Palm 2 case with mask & Gloves		1	I	4	4	-
Defribuillator		1	I	242	242	-
Utility Burn Kit		1	I	12	12	-
Flash light - Item # MKEIN2K -		2	I	4	8	-
Visitors badge		20	I	0	8	-
Pigeon hole cabinet for passes		1	I	80	80	-
Key Cabinet		1	I	140	140	-
Brass Number Tag # 6A233 -Series 1-25 Number Tag		1	I	1	1	-
Brass Number Tag # 6A234 -Series 26-50 Number Tag		1	I	1	1	-
Brass Number Tag # 6A235 - Series 51-75 Number Tag		1	I	1	1	-
Brass Number Tag # 6A236 - Series # 76-100 Number Tag		1	I	1	1	-
Digital Camera- Cypershot P73/4.1 MP/3X OPT		1	I	800	800	-
Walkie Talkie		12	I	80	960	-
Headset with microphone for walkie talkie		12	I	8	96	-
6-unit charger		2	I	120	240	-
Spare battery		4	I	16	64	-
Safety Vests		2	I	27	55	-
Traffic Baton		2	I	12	24	-
Safety Cone		2	I	15	29	-
RECEIVING / STORES						
Angled Broom		1	I	2	2	-
Self Closing Dust Pan		1	I	144	144	-
print date machine		1	I	117	117	-
Pallet Jack		1	I	35	35	-
Solid container for food delivery		9	I	8	75	-
		9	I	7	61	-
		2	I	15	30	-
Handheld Torchlight		1	I	4	4	-
Gloves, Leather		2	I	12	24	-
Box Cutter w/ retractable blade		2	I	1	2	-
Flat Bed Dolly		1	I	8	8	-
Trash Can Liner		2	I	16	32	-
Cutter		6	I	3	20	-
Painters / Masking Tape		12	I	1	11	-
Carton Sealing Tape		12	I	1	11	-
Tape Dispenser		2	I	30	60	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Storage Compactor		1	I	200	200	-
	Wine Rack		1	I	800	800	-
	Mobile Security Cages		2	I	80	160	-
	Aluminium Dunnage Rack		2	I	80	160	-
	Can Dispenser Rack		2	I	80	160	-
	Receiving Dial Scales		2	I	41	83	-
	Platform Scale		1	I	838	838	-
79.0	**COLLATERALS & STATIONERIES**						
	GUESTROOMS / GUEST SERVICES						
	Note Card, Blank		3,794	I	0	607	-
	Notecard, Personalised		3,794	I	0	721	-
	Note/Thank You Card (Folded)		3,794	I	0	873	-
	Note/Thank You Card Envelope		3,794	I	0	873	-
	Gift Bag #1		759	I	1	615	-
	Shopping Bag Medium 1		759	I	1	615	-
	Shopping Bag Large 1		1,517	I	1	1,229	-
	Letter head		15,174	I	0	3,490	-
	Letter head, 2nd sheet		3,794	I	0	721	-
	Business Cards		3,794	I	0	1,821	-
	Envelope #10		7,587	I	0	3,642	-
	Envelope, Large		3,794	I	0	986	-
	Do Not Disturb Sign / Privacy Sign		3,794	I	1	2,428	-
	Note Pad, Small		5,690	I	0	1,821	-
	Note Pad, Large		3,794	I	0	1,821	-
	Laundry / Dry Clean Form		7,587	I	0	1,214	-
	Tasting Menu		4,552	I	0	2,185	-
	Program / Channel Guide Cover		3,794	I	3	12,215	-
	Program / Channel Guide Insert		3,794	I	0	1,214	-
	Bookmark		3,794	I	0	1,214	-
	Telephone Dialling Instruction		3,794	I	0	1,214	-
	Telephone Face Plate		379	I	1	243	-
	Fax Cover Sheet		3,794	I	0	986	-
	Fax Envelope		3,794	I	0	986	-
	Compendium Insert		3,794	I	3	12,215	-
	Housekeeping ServiceAttempt Card		1,897	I	0	493	-
	PM Wake Up Card		1,897	I	0	493	-
	AM Wake Up Card		1,897	I	0	493	-
	Door Knob / Private Breakfast Menu's		1,897	I	0	910	-
	Turndown Service Card		1,897	I	0	493	-
	Shoe Shine Card		3,794	I	0	986	-
	Checkout Folder		3,794	I	0	1,214	-
	Luggage Check Tags		7,587	I	0	2,428	-
	Room Key, UrbanCheck key system for chip or key		3,794	I	40	151,740	-
	In Residence Business Card		3,794	I	0	1,214	-
	In Residence Note Card		3,794	I	0	1,214	-
	Safe Deposit Box Usage Card		759	I	0	243	-
	Gift Certificate Card		3,794	I	0	1,821	-
	Concierge Blank Note Card		3,794	I	0	986	-
	Concierge Note /Appointment Confirmation Card		3,794	I	0	986	-
	Butler Card (Personalized)		3,794	I	0	986	-
	Bultler Greet Card / Unable to Greet		3,794	I	0	986	-
	Butler Package Card / Unable to Deliver		3,794	I	0	986	-
	Valet Attempt Card		759	I	0	197	-
	Ribbon 1 - Black		759	I	0	303	-
	Ribbon 2 - Cream		759	I	0	303	-
	Sticker 1 - Black		7,587	I	0	1,214	-
	Sticker 2 - Clear		7,587	I	0	1,214	-
	Tissue Paper		7,587	I	1	4,249	-
	Cocktail Napkin		3,794	I	3	10,622	-
	Drink Voucher CardSignature Cocktail Card		7,587	I	0	1,973	-
	In-room Safe Signage		379	I	16	6,070	-
	Laundry Delivery Attempt		759	I	0	197	-
	Room Being ServicedDoor Hanger		379	I	0	182	-
	Matches - Wooden		7,587	I	8	60,696	-
	Security Signage		379	I	12	4,552	-
	Fire Safety Signage		379	I	12	4,552	-
	Trash Can Liner		7,587	I	16	121,392	-
	Guest Comment Card		3,794	I	0	986	-
	Jogging Map/shopping map		379	I	0	182	-
	Taxi Card / Receipt		7,587	I	0	1,973	-
	Tray Pick Up Card		3,794	I	0	986	-
	Paid Out Form		379	I	0	99	-
	BUTLER SERVICE						
	Refreshment Center Service attempt		3,794	I	0	986	-

Type	Unit	Qty	Category	Unit rate	Amount	
					Import	Local
Package Delivery attempt		3,794	I	0	986	-
Shoe Service card		3,794	I	0	986	-
Private Menu		1,897	I	0	910	-
Breakfast Menu		7,587	I	0	3,642	-
Laundry price list		7,587	I	0	1,745	-
Telephone rate		3,794	I	0	873	-
Turndown Service Card		3,794	I	0	986	-
F&B COLLATERIALS & CONSUMABLES						
ALL DAY DINING						
Restaurant Name Card		3,600	I	0	1,152	-
Drink List		70	I	20	1,400	-
Drink List Cover		70	I	5	336	-
Food Menu		70	I	6	448	-
Menu Cover		70	I	8	560	-
Coasters		3,600	I	0	1,728	-
Straw Wrappers		1,800	I	0	36	-
Stirrer		1,800	I	0	108	-
Toothpick Wrappers		720	I	0	58	-
Brown Sugar Sachet		720	I	0	173	-
White Sugar Sachet		720	I	0	173	-
Chopstick Wrapper		1,800	I	1	1,440	-
Grange Grill						
Drink List		20	I	20	400	
Drink List Cover		20	I	5	96	-
Food Menu		20	I	6	128	-
Menu Cover		20	I	8	160	-
Coasters		2,400	I	0	1,152	-
Matches		480	I	8	3,840	-
Straw Wrappers		1,200	I	0	24	-
Stirrer		1,200	I	0	72	-
Toothpick Wrappers		1,200	I	0	96	-
Brown Sugar Sachet		480	I	0	115	-
White Sugar Sachet		480	I	0	115	-
Five Seasons						
Restaurant Name Card		3,000	I	0	960	-
Drink List		90	I	20	1,800	-
Drink List Cover		90	I	5	432	-
Coasters		3,000	I	0	1,440	-
Matches		1,500	I	8	12,000	-
Cocktail Napkin		3,000	I	3	8,400	-
Straw Wrappers		1,500	I	0	30	-
Stirrer		1,500	I	0	90	-
Brown Sugar Sachet		600	I	0	144	-
White Sugar Sachet		600	I	0	144	-
Haven Lounge/ Daily Treats						
Restaurant Name Card		1,800	I	0	576	-
Drink List		40	I	20	800	-
Drink List Cover		40	I	5	192	-
Coasters		1,440	I	0	691	-
Straw Wrappers		900	I	0	18	-
Stirrer		900	I	0	54	-
Brown Sugar Sachet		360	I	0	86	-
White Sugar Sachet		360	I	0	86	-
Cigar box		90	I	1	108	-
Roof Top Bar						
Restaurant Name Card		270	I	0	86	-
Drink List		180	I	20	3,600	-
Drink List Cover		180	I	5	864	-
Coasters		720	I	0	346	-
Matches		270	I	8	2,160	-
Cocktail Napkin		900	I	3	2,520	-
Straw Wrappers		450	I	0	9	-
Stirrer		450	I	0	27	-
Brown Sugar Sachet		180	I	0	43	-
White Sugar Sachet		180	I	0	43	-
POOL RESTAURANT						
Restaurant Name Card		540	I	0	173	-
Drink List		30	I	20	600	-
Drink List Cover		30	I	5	144	-
Food Menu		30	I	6	192	-
Menu Cover		30	I	8	240	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Coasters		900	I	0	432	-
	Cocktail Napkin		900	I	3	2,520	-
	Straw Wrappers		900	I	0	18	-
	Stirrer		900	I	0	54	-
	Toothpick Wrappers		360	I	0	29	-
	Brown Sugar Sachet		360	I	0	86	-
	White Sugar Sachet		360	I	0	86	-
	IN ROOM DINING						
	Coasters		3,372	I	0	1,619	-
	Straw Wrappers		3,372	I	0	67	-
	Stirrer		3,372	I	0	202	-
	BANQUET						
	Banquet Folder		100	I	6	640	-
	Fact Sheet		100	I	0	32	-
	Facilities Layout Plan		100	I	0	32	-
	Coasters paper		500	I	0	240	-
	Matches		200	I	8	1,600	-
	Cocktail Napkin		500	I	3	1,400	-
	Straw Wrappers		500	I	0	10	-
	Stirrer		1,000	I	0	60	-
	Toothpick Wrappers		1,000	I	0	80	-
	Brown Sugar Sachet		1,000	I	0	240	-
	White Sugar Sachet		2,000	I	0	480	-
	Chopstick Wrapper		2,000	I	1	1,600	-
	F&B CONSUMABLES						
	Cake Box with handle		200	I	0.80	160	-
	Pizza Box		100	I	0.40	40	-
	Coffee Cup with Lid		1,000	I	0.08	80	-
	Souffle Cups with Lid		1,000	I	0.04	40	-
	Food Containers		200	I	0.96	192	-
	Soup Containers		100	I	0.12	12	-
	Paper Bags		500	I	0.81	405	-
	HEART OF HOUSE						
	Purchase Orders		100	I	0.80	80	-
	Starwood Accounts Payables Check Stock		100	I	0.80	80	-
	Starwood Accounts Payable Envelopes		100	I	0.48	48	-
	Starwood Payroll Direct Deposit Advice		100	I	0.80	80	-
	Starwood Payroll Image Seal		100	I	0.80	80	-
	Adjustment Charge Slips		100	I	0.80	80	-
	Universal Credit Card Voucher		200	I	0.40	80	-
	Petty Cash Voucher		200	I	0.40	80	-
	Cashiers Report Envelope 28		100	I	0.48	48	-
	Starwood Application - Engish		200	I	1.20	240	-
	Starwood Applications Form		100	I	0.80	80	-
	New Hire Application Folder w/ 2 Pockets		100	I	0.80	80	-
	Loss & Found Form		50	I	0.08	4	-
	Maintenance Order Form		100	I	0.08	8	-
	Business Cards for Executive		2,000	I	0.48	960	-
	Press Kit / Sales Folder		100	I	0.97	97	-
	Press Kit / Sales Folder (Luxe)		100	I	0.97	97	-
	Employee Handbook		1,000	I	0.80	800	-
	Single -color printer 600dpi, RISO		1	I	480	480	-
	GLASSWARE						
	Brandy		240	I	10	2,496	-
	Hi Ball		720	I	4	2,995	-
	Liqueur /Shooter		240	I	16	3,744	-
	Old Fashioned		240	I	10	2,496	-
	Martini		240	I	21	4,992	-
	Pilsner - Beer		240	I	16	3,744	-
	Port/Sherry		240	I	16	3,744	-
	Water		240	I	16	3,744	-
	Grappa		240	I	16	3,744	-
	Cocktail - Martini Large		120	I	21	2,496	-
	Cocktail - Martini Small		120	I	21	2,496	-
	Cocktail - Hurricane		120	I	21	2,496	-
	Cocktail - Margarita		120	I	21	2,496	-
	Cocktail - Ice Cube Martini		120	I	21	2,496	-
	Cocktail - Select Bubbly		120	I	21	2,496	-
	Cocktail - Vertigo Tall		120	I	21	2,496	-
	Cocktail - Apero Tall		120	I	21	2,496	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Cocktail - Linz Tall		120	I	21	2,496	-
	Cocktail - Shetland Short		120	I	21	2,496	-
	Burgundy		240	I	31	7,488	-
	White Wine		240	I	31	7,488	-
	Wine / Water Goblet		720	I	10	7,488	-
	Champagne Flute		120	I	31	3,744	-
	Bordeaux		120	I	31	3,744	-
	Burgundy		120	I	31	3,744	-
	Champagne		120	I	31	3,744	-
	Rose		120	I	31	3,744	-
	Claret Goblet		120	I	31	3,744	-
	Square deep soup/risotto plate		240	I	104	24,960	-
	Leaf shaped small bowl.		240	I	104	24,960	-
	Small square bowl.		240	I	104	24,960	-
	Small square bowl with conical rim.		240	I	104	24,960	-
	Buffet spoon holder.		50	I	104	5,200	-
	Rectangular glass box for cookies.		10	I	125	1,248	-
	Rectangular glass box with lid.		10	I	146	1,456	-
	Rectangular glass box.		10	I	83	832	-
	Rectangular glass box for cookies.		10	I	104	1,040	-
	Food cone stand (front height 3cm, back height 5,5cm) with 49 holes (diam. 1,5cm) for sma		2	I	364	728	-
	Long glass plant box for table decoration.		10	I	104	1,040	-
	Glass box for three condiments.		10	I	104	1,040	-
	Container bottle display with drainage socket (irregular height approx. +- 2cm).		2	I	104	208	-
	Two tier crustacian ice presentation platters (height 6cm) on rack.		4	I	104	416	-
	Plate with rounded edges.		10	I	104	1,040	-
	Extra large buffet tray on attached glass supports.		10	I	104	1,040	-
	Square tray with slightly raised edge for holding, on attached silicon supports.		10	I	104	1,040	-
	Plate with rounded edges.		10	I	104	1,040	-
	Square plate with thin conical rim.		10	I	104	1,040	-
	Rectangular plate with low conical rim.		10	I	104	1,040	-
	Rectangular sushi presentation tray with softly raised rim.		10	I	104	1,040	-
	Square plate with square inlet.		10	I	104	1,040	-
	Bridge square plate, with a horizontal rim.		10	I	104	1,040	-
	Square plate with softly raised rim.		10	I	104	1,040	-
	Mini square plate with a light open curvy form.		10	I	104	1,040	-
	Ice cream bowl on a metal spiral base (irregular height approx. +-2cm).		10	I	104	1,040	-
	Round medium bowl on a spiral base (bowl height approx. +-1cm).		10	I	104	1,040	-
	Salad Glass Square Bowl		20	I	10	208	-
	Jar for cookies		10	I	10	104	-
	Cold cut glass plate display		10	I	104	1,040	-
	Fruit glass plate display		20	I	104	2,080	-
	Custom make glass plate for sea food display		10	I	156	1,560	-
	Ice Cream Glass		96	I	21	1,997	-
	Chinaware						
	FIGGJO PLANET H=5,5CM		240	I	42	9,984	-
	FIGGJO PLANET 20 H=5,5		240	I	42	9,984	-
	FIGGJO KURVE H=2,8CM		240	I	42	9,984	-
	FIGGJO TRIANGLE H=4CM 3X9CL		240	I	42	9,984	-
	FIGGJO PYRAMIDE H=4CM 4X8		240	I	42	9,984	-
	FIGGJO PYRAMIDE H=4CM 8cl		240	I	42	9,984	-
	FIGGJO PYRAMIDE H=4CM 8CL		240	I	42	9,984	-
	FIGGJO HVAL H= 7CM 200CL		240	I	42	9,984	-
	FIGGJO HVAL H=2,4CM 4CL		240	I	42	9,984	-
	FIGGJO HVAL H=2CM 3CL		240	I	42	9,984	-
	FIGGJO HVAL H=1,7CM 2CL		240	I	42	9,984	-
	FIGGJO BLOKK H=3CM		240	I	52	12,480	-
	FIGGJO REKTANGEL H=3,2CM 3X6CL		240	I	57	13,728	-
	FIGGJO EGG H=4CM 2X22CL		240	I	36	8,736	-
	FIGGJO EGG LID 9012HH H=5CM 20CL		240	I	36	8,736	-
	FIGGJO EGG H=2,5CM 5X2		240	I	36	8,736	-
	FIGGJO EGG LID 9016 HH H= 205CM 2CL		240	I	36	8,736	-
	FIGGJO FLAT H=1,8CM		240	I	52	12,480	-
	FIGGJO SVAI H=8,7CM 700CL		240	I	52	12,480	-
	FIGGJO SVAI H=6,7CM 250CL		240	I	52	12,480	-
	FIGGJO SVAI H=5CM V00CL		240	I	52	12,480	-
	FIGGJO PLATFORM H=2,2CM		240	I	52	12,480	-
	FIGGJO PLATFORM H=2,2		240	I	52	12,480	-
	FIGGJO PLATFORM H=2,2CM		240	I	52	12,480	-
	FIGGJO PLATFORM		240	I	47	11,232	-
	FIGGJO PLATFORM H=2,2CM		240	I	47	11,232	-
	FIGGJO FORM TRAY H=3CM		240	I	47	11,232	-
	FIGGJO FORM TRAY/PLATE H=3CM		240	I	47	11,232	-
	FIGGJO FORM TRAY/PLATE H=3CM		240	I	47	11,232	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	FIGGJO FORM TRAY/PLATE		240	I	47	11,232	-
	FIGGJO FORM TRAY/PLATE H=3CM		240	I	47	11,232	-
	FIGGJO FORM TRAY/PLATE H=2,3CM		240	I	47	11,232	-
	FIGGJO FORM PLATE H=2,3CM		240	I	31	7,488	-
	FIGGJO FORM PLATE H= 2,3		240	I	26	6,240	-
	FIGGJO FORM PLATE H=2,3CM		240	I	26	6,240	-
	FIGGJO FORM PLASTIC LID 3019 H=6,8CM		240	I	26	6,240	-
	FIGGJO PLASTIC LID 3016 H=7CM		240	I	31	7,488	-
	FIGGJO FORM PLASTIC LID 3015 H=7CM		240	I	36	8,736	-
	FIGGJO FORM PLASTIC LID 3014 H=7CM		240	I	36	8,736	-
	FIGGJO FORM PLASTIC LID 3013 H=7CM		240	I	36	8,736	-
	FIGGJO PLASTIC LID 3012 H=7CM		240	I	21	4,992	-
	FIGGJO BONSAI H=8CM 50CL		240	I	42	9,984	-
	FIGGJO BONSAI H=3CM 10CL		240	I	36	8,736	-
	FIGGJO BONSAI H=5CM 8CL		240	I	36	8,736	-
	FIGGJO KONVEKS PLATE DEEP H=4,2CM 40CL		240	I	52	12,480	-
	FIGGJO KONVEKS PALTE DEEP H=4,2 28CL		240	I	52	12,480	-
	FIGGJO KONVEKS PLATE DEEP H= 4,2CM 15CL		240	I	52	12,480	-
	FIGGJO KONVEKS PLATE DEEP H=4,2 15CL		240	I	52	12,480	-
	FIGGJO KONVAV PLATE DEEP H=4CM 7CL		240	I	52	12,480	-
	FIGGJO KONKAV PLATE DEEP H=3,3 V=3CL		240	I	52	12,480	-
	FIGGJO VID H=2,8CM		240	I	47	11,232	-
	FIGGJO BAAT FORM H=2,8CM		240	I	36	8,736	-
	FIGGJO BAAT FORM H=2,2CM		240	I	31	7,488	-
	FIGGJO BAAT FORM H=5CM V=130CL		240	I	42	9,984	-
	FIGGJO BAAT FORM H H=2,5CM V=7CL		240	I	47	11,232	-
	FIGGJO BAAT FORM H H=4CM V=13CL		240	I	57	13,728	-
	FIGGJO ARENA FORM POINT H=6CM V=100CL		240	I	31	7,488	-
	FIGGJO ARENA FORM POINT H=5CM V=30CL		240	I	26	6,240	-
	FIGGJO ARENA FORM POINT H=5CM V=30CL		240	I	26	6,240	-
	FIGGJO ARENA FORM H=6CM V=180CL		240	I	42	9,984	-
	FIGGJO ARENA FORM H=6CM V=140CL		240	I	36	8,736	-
	FIGGJO ARENA FORM H=5CM V=40CL		240	I	21	4,992	-
	FIGGJO ARENA FORM		240	I	21	4,992	-
	FIGGJO HOLLOWARE RANGE/ COFFEE CUPS, ETC		80	I	125	9,984	-
	Bowl w/ handle 13.5cm		10	I	21	208	-
	Bowl w/ handle 18cm		10	I	36	364	-
	Bowl w/ handle 23cm		10	I	57	572	-
	Bowl w/ handle 26cm		10	I	62	624	-
	BOWL GREY/IVORY BUFFET		10	I	36	364	-
	BOWL GREY/IVORY BUFFET		10	I	57	572	-
	DISH RECT. GREY/IVORY BUFFET		10	I	42	416	-
	DISH RECT. GREY/IVORY BUFFET		10	I	47	468	-
	SALAD BOWL GREY/IVORY BUFFET		10	I	42	416	-
	DISH ROUND GREY/IVORY BUFFET		10	I	57	572	-
	BAKER RECTANGULAR GREY/IVORY BUFFET		10	I	47	468	-
	MEDIUM SALAD BOWL GREY/IVORY BUFFET		10	I	42	416	-
	OVAL PLATTER GREY/IVORY BUFFET		10	I	57	572	-
	LARGE ROUND BAKER GREY/IVORY BUFFET		10	I	31	312	-
	LARGE RECT. BAKER GREY/IVORY BUFFET		10	I	47	468	-
	SMALL RECT. BAKER GREY/IVORY BUFFET		10	I	47	468	-
	OVAL BAKER GREY/IVORY BUFFET		10	I	47	468	-
	SMALL ROUND BAKER GREY/IVORY BUFFET		10	I	31	312	-
	SMALL SALAD BOWL GREY/IVORY BUFFET		10	I	31	312	-
	LARGE SALAD BOWL GREY/IVORY BUFFET		10	I	42	416	-
	RAMEKIN GREY/IVORY BUFFET		10	I	31	312	-
	INDIVIDUAL BAKER GREY/IVORY BUFFET		10	I	31	312	-
	ROUND CASSEROLE GREY/IVORY BUFFET		10	I	36	364	-
	DIVIDED DISH GREY/IVORY BUFFET		10	I	42	416	-
	OVEN SHEET OVAL GREY/IVORY BUFFET		10	I	42	416	-
	OVEN SHEET RECT. GREY/IVORY BUFFET		10	I	42	416	-
	OVEN SHEET RECT. GREY/IVORY BUFFET		10	I	47	468	-
	OVEN SHEET OVAL GREY/IVORY BUFFET		10	I	47	468	-
	SMALL ROUND BAKER GREY/IVORY BUFFET		10	I	31	312	-
	LARGE ROUND BAKER GREY/IVORY BUFFET		10	I	36	364	-
	SMALL OVAL BAKER GREY/IVORY BUFFET		10	I	31	312	-
	LARGE OVAL BAKER GREY/IVORY BUFFET		10	I	47	468	-
	MEDIUM ROUND BAKER GREY/IVORY BUFFET		10	I	36	364	-
	MEDIUM RECT. BAKER GREY/IVORY BUFFET		10	I	31	312	-
	LARGE OVAL BAKER W/ RIM GREY/IVORY BUFFET		10	I	47	468	-
	SMALL OVAL BAKER W/RIM GREY/IVORY BUFFET		10	I	31	312	-
	MEDIUM OVAL BAKER W/RIM GREY/IVORY BUFFET		10	I	42	416	-
	SMALL RECT. BAKER W/RIM GREY/IVORY BUFFET		10	I	36	364	-
	MEDIUM RECT. BAKER W/RIM GREY/IVORY BUFFET		10	I	31	312	-
	LARGE RECT. BAKER W/RIM GREY/IVORY BUFFET		10	I	57	572	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	SMALL OVAL BAKER GREY/IVORY BUFFET		10	I	36	364	-
	BOWL GREY/IVORY BUFFET		10	I	31	312	-
	CASSEROLE GREY		20	I	52	1,040	-
	CASSEROLE GREY		20	I	52	1,040	-
	CASSEROLE GREY 29*21,5CM		20	I	52	1,040	-
	CASSEROLE 32*18 CM		20	I	52	1,040	-
	LARGE PAN WITH PYREX LID 27 CM		20	I	57	1,144	-
	MEDIUM PAN WITH LYREX LID 23 CM		20	I	47	936	-
	SMALL PAN WITH PYREX LID		20	I	42	832	-
	LARGE PAN WITHOUT LID 27*6,5CM		20	I	57	1,144	-
	MEDIUM PAN WITHOUT LID 23*6CM		20	I	47	936	-
	SMALL PAN WITHOUT LID 19*5,5CM		20	I	42	832	-
	LARGE CASSEROLE WITH PYREX LID 29*21,5CM		20	I	57	1,144	-
	MEDIUM CASSEROLE WITH PYREX LID		20	I	57	1,144	-
	SMALL CASSEROLE WITH PYREX LID		20	I	68	1,352	-
	PAN WITHOUT LID		20	I	68	1,352	-
	PAN WITHOUT LID		20	I	68	1,352	-
	PAN WITHOUT LID		20	I	68	1,352	-
	CASSEROLE		20	I	68	1,352	-
	FONDUE CASSEROLE		20	I	68	1,352	-
	ROUND FLAT PLATE FOR BARBEQUE		20	I	68	1,352	-
	CASSEROLE		20	I	68	1,352	-
	CASSEROLE		20	I	68	1,352	-
	CASSEROLE WITH PYREX LID		20	I	68	1,352	-
	CASSEROLE WITH PYREX LID		20	I	68	1,352	-
	PAN WITH PYREX LID		20	I	68	1,352	-
	PAN WITH PYREX LID		20	I	52	1,040	-
	PAN WITH LONG HANDLE		20	I	52	1,040	-
	PAN WITH LONG HANDLE		20	I	52	1,040	-
	PAN WITH LONG HANDLE		20	I	52	1,040	-
	FONDUE CASSEROLE		20	I	36	728	-
	PAN WITH LONG HANDLE WITH PYREX LID		10	I	52	520	-
	PAN WITH LONG HANDLE WITH PYREX LID		10	I	52	520	-
	LARGE OVAL BACKER H=6CM		5	I	104	520	-
	LARGE RECTANGULAR BAKER H=6CM		5	I	104	520	-
	MEDIUM OVAL BAKER H= 6CM		5	I	104	520	-
	LARGE ROUND BAKER		5	I	104	520	-
	RECTANGULAR BAKER 34X22,5X6,5CM		5	I	104	520	-
	RECTANGULAR BAKER H=7CM		5	I	104	520	-
	LARGE ROUND BAKER		5	I	104	520	-
	LARGE RECTANGULAR BAKER H=7,5CM		5	I	104	520	-
	MEDIUM OVAL BAKER H=6,5CM		5	I	104	520	-
	MEDIUM ROUND ROASTER		5	I	104	520	-
	MEDIUM RECTANGULAR ROASTER		5	I	104	520	-
	LARGE OVAL ROASTER		5	I	104	520	-
	MEDIUM RECTANGULAR ROASTER		5	I	104	520	-
	MEDIUM OVAL ROASTER		5	I	104	520	-
	LARGE RECTANGULAR ROASTER		5	I	104	520	-
	LARGE OVAL ROASTER		5	I	104	520	-
	RECTANGULAR ROASTER		5	I	104	520	-
	Bread bowl with cutting board and highlight on Jean-Georges menu		5	I	572	2,860	-
	Multi colour noodle bwol		200	I	16	3,120	-
	Malay style Food warmer [Clay pot]		10	I	208	2,080	-
	42 acrylic diplay drawer for ice cream condiment		2	I	156	312	-
	Japanese round bowl with cover for japanese condiment		50	I	36	1,820	-
	Japanese noodle display square bowl		50	I	36	1,820	-
	Box bento 7 compartment w/cover 38x26cm ABS material A9-208		50	I	36	1,820	-
	LACQUER TRAY WITH 06 GROOVES-Top: Shinny dark red-Outside & bottom: Shiny blacl		5	I	104	520	-
	LACQUER TRAY -Top : Shiny dark yellow- Outside &Bottom: shinny black- With 04 rubber		5	I	104	520	-
	Tongs Plastic for Salad		30	I	10	312	-
	Tongs Plastic for Salad		30	I	10	312	-
	Tongs Plastic for Salad		30	I	10	312	-
	Assorted copper pot		10	I	208	2,080	-
	Assorted copper wok		10	I	208	2,080	-
	Wok round 17cm copper outer st/st inner w/brass handle		10	I	104	1,040	-
	Pot round 31cm copper outer st/st inner w/copper lid brass handle		10	I	156	1,560	-
	Pot round 24cm copper outer st/st inner		10	I	104	1,040	-
	Bowl round 24cm copper outer st/st inner		10	I	104	1,040	-
	Vessel Round 13cm copper outer st/st inner		10	I	83	832	-
	Enameled Cast Iron Covered Heart Shaped Casserole		10	I	73	728	-
	Enameled Cast Iron Covered Oval Oven		10	I	73	728	-
	Enameled Cast Iron Covered Oval Oven		10	I	73	728	-
	Enameled Cast Iron Covered Oval Oven		10	I	73	728	-
	Enameled Cast Iron Covered Oval Oven		10	I	73	728	-
	Enameled Cast Iron Covered Oval Oven		10	I	73	728	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Enameled Cast Iron Covered Oval Oven		10	I	73	728	-
	Enameled Cast Iron Covered Oval Oven		10	I	73	728	-
	Enameled Cast Iron Covered Oval Oven		10	I	78	780	-
	Enameled Cast Iron Covered Oval Oven		10	I	78	780	-
	Enameled Cast Iron Covered Oval Oven		10	I	78	780	-
	Enameled Cast Iron Covered Oval Oven		10	I	78	780	-
	Enameled Cast Iron Covered Oval Oven		10	I	78	780	-
	Enameled Cast Iron Covered Oval Oven		10	I	78	780	-
	Enameled Cast Iron Covered Oval Oven		10	I	78	780	-
	Enameled Cast Iron Covered Oval Oven		10	I	83	832	-
	Enameled Cast Iron Covered Oval Oven		10	I	83	832	-
	Enameled Cast Iron Covered Oval Oven		10	I	83	832	-
	Enameled Cast Iron Covered Oval Oven		10	I	104	1,040	-
	Enameled Cast Iron Covered Oval Oven		10	I	104	1,040	-
	Enameled Cast Iron Covered Oval Oven		10	I	104	1,040	-
	Enameled Cast Iron Covered Round Oven		10	I	68	676	-
	Enameled Cast Iron Covered Round Oven		10	I	68	676	-
	Enameled Cast Iron Covered Round Oven		10	I	68	676	-
	Enameled Cast Iron Covered Round Oven		10	I	68	676	-
	Enameled Cast Iron Covered Round Oven		10	I	68	676	-
	Enameled Cast Iron Covered Round Oven		10	I	68	676	-
	Enameled Cast Iron Covered Round Oven		10	I	68	676	-
	Enameled Cast Iron Covered Round Oven		10	I	73	728	-
	Enameled Cast Iron Covered Round Oven		10	I	73	728	-
	Enameled Cast Iron Covered Round Oven		10	I	73	728	-
	Enameled Cast Iron Covered Round Oven		10	I	73	728	-
	Enameled Cast Iron Covered Round Oven		10	I	73	728	-
	Enameled Cast Iron Covered Round Oven		10	I	73	728	-
	Enameled Cast Iron Covered Round Oven		10	I	73	728	-
	Enameled Cast Iron Covered Round Oven		10	I	78	780	-
	Enameled Cast Iron Covered Round Oven		10	I	78	780	-
	Enameled Cast Iron Covered Round Oven		10	I	78	780	-
	Enameled Cast Iron Covered Round Oven		10	I	78	780	-
	Enameled Cast Iron Covered Round Oven		10	I	78	780	-
	Enameled Cast Iron Covered Round Oven		10	I	83	832	-
	Enameled Cast Iron Covered Round Oven		10	I	83	832	-
	Enameled Cast Iron Covered Round Oven		10	I	83	832	-
	Enameled Cast Iron Covered Round Oven		10	I	83	832	-
	Enameled Cast Iron Covered Round Oven		10	I	83	832	-
	Enameled Cast Iron Covered Round Oven		10	I	83	832	-
	Enameled Cast Iron Covered Round Oven		10	I	88	884	-
	Enameled Cast Iron Covered Round Oven		10	I	88	884	-
	Enameled Cast Iron Covered Round Oven		10	I	88	884	-
	Enameled Cast Iron Covered Round Oven		10	I	88	884	-
	Enameled Cast Iron Covered Round Oven		10	I	88	884	-
	Enameled Cast Iron Covered Round Oven		10	I	88	884	-
	Enameled Cast Iron Covered Round Oven		10	I	94	936	-
	Enameled Cast Iron Covered Round Oven		10	I	94	936	-
	Enameled Cast Iron Covered Round Oven		10	I	94	936	-
	Enameled Cast Iron Covered Round Oven		10	I	156	1,560	-
	Enameled Cast Iron Covered Buffet Casserole / Paella Pan		10	I	68	676	-
	Enameled Cast Iron Covered Buffet Casserole / Paella Pan		10	I	68	676	-
	Enameled Cast Iron Covered Buffet Casserole / Paella Pan		10	I	68	676	-
	Enameled Cast Iron Covered Buffet Casserole / Paella Pan		10	I	68	676	-
	Enameled Cast Iron Covered Buffet Casserole / Paella Pan		10	I	68	676	-
	Enameled Cast Iron Covered Buffet Casserole / Paella Pan		10	I	68	676	-
	Enameled Cast Iron Covered Buffet Casserole / Paella Pan		10	I	68	676	-
	Enameled Cast Iron Rectangular Baker		10	I	52	520	-
	Enameled Cast Iron Rectangular Baker		10	I	52	520	-
	Enameled Cast Iron Rectangular Baker		10	I	52	520	-
	Enameled Cast Iron Rectangular Baker		10	I	52	520	-
	Enameled Cast Iron Covered Pate Terrine		10	I	52	520	-
	Enameled Cast Iron Covered Pate Terrine		10	I	52	520	-
	Enameled Cast Iron Moroccan Tagine		10	I	52	520	-
	Enameled Cast Iron Moroccan Tagine		10	I	52	520	-
	X.O. Cocotte		30	I	52	1,560	-
	X.O. Cocotte		30	I	52	1,560	-
	X.O. Cocotte		30	I	52	1,560	-
	X.O. Cocotte		30	I	52	1,560	-
	X.O. Cocotte		30	I	52	1,560	-
	X.O. Cocotte		30	I	52	1,560	-
	X.O. Round Coquette		30	I	52	1,560	-
	X.O. Round Coquette		30	I	52	1,560	-
	X.O. Round Coquette		30	I	52	1,560	-
	X.O. Oval Coquette		30	I	52	1,560	-

	Type	Unit	Qty	Category	Unit rate	Amount Import	Amount Local
	X.O. Oval Coquette		30	I	52	1,560	-
	X.O. Oval Coquette		30	I	52	1,560	-
	X.O. Oval Coquette		30	I	52	1,560	-
	X.O. Oval Coquette		30	I	52	1,560	-
	X.O. Oval Coquette		30	I	52	1,560	-
	X.O. Hot Plate		30	I	52	1,560	-
	X.O. Hot Plate		30	I	52	1,560	-
	X.O. Hot Plate		30	I	52	1,560	-
	X.O. Saucepan		30	I	52	1,560	-
	X.O. Saucepan		30	I	52	1,560	-
	MINIATURES						
	Small Sauce Pan (inside shiny black)		30	I	36	1,092	-
	Small Sauce Pan (inside shiny black)		30	I	36	1,092	-
	Small Sauce Pan (inside shiny black)		30	I	36	1,092	-
	Chocolate Fondue Set		30	I	36	1,092	-
	Chocolate Fondue Set		30	I	36	1,092	-
	Chocolate Fondue Set		30	I	36	1,092	-
	Mini Round Dish		30	I	21	624	-
	Mini Round Dish		30	I	21	624	-
	Bowl		30	I	21	624	-
	Bowl		30	I	21	624	-
	Mini Frying Pan		30	I	26	780	-
	Mini Frying Pan		30	I	26	780	-
	Mini Oval Dish		30	I	26	780	-
	Mini Oval Dish		30	I	26	780	-
	Mini Rectangular Dish		30	I	21	624	-
	Mini Rectangular Dish		30	I	21	624	-
	Baby Wok		30	I	16	468	-
	Baby Wok		30	I	16	468	-
	Mini Cheese Fondue Pot		30	I	31	936	-
	Mini Cheese Fondue Pot		30	I	31	936	-
	Stand for 3 round mini cocottes		30	I	36	1,092	-
	PLATES						
	Oval Hot Plate		720	I	26	18,720	-
	Oval Hot Plate		720	I	26	18,720	-
	Round Hot Plate		720	I	21	14,976	-
	Round Hot Plate		720	I	21	14,976	-
	Fish plate		720	I	16	11,232	-
	Fish plate		720	I	16	11,232	-
	Round Plate		720	I	21	14,976	-
	Round Plate		720	I	21	14,976	-
	Round Plate		720	I	21	14,976	-
	Round Plate		720	I	21	14,976	-
	Hors d'Œuvre Plate		720	I	21	14,976	-
	Hors d'Œuvre Plate		720	I	21	14,976	-
	Hors d'œuvre plate wirh dome		720	I	21	14,976	-
	Wooden plate		360	I	16	5,616	-
	Square Diner Plate		720	I	21	14,976	-
	Square Soup Plate		720	I	16	11,232	-
	TABLE						
	Snail Dish 6 holes		20	I	31	624	-
	Snail Dish 6 holes		20	I	31	624	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Oval Stackable Dish		30	I	31	936	-
	Rectangular Roasting Dish		30	I	52	1,560	-
	Vertical Roaster		10	I	52	520	-
	Vertical Roaster		10	I	52	520	-
	Vertical Roaster		10	I	57	572	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Vertical Roaster		10	I	57	572	-
	Paella Dish						
	Paella Dish		10	I	88	884	-
	Pancake Pan						
	Pancake Pan,Wooden handle, with spreader and spatula		2	I	52	104	-
	Pancake Pan,Wooden handle, with spreader and spatula		2	I	57	114	-
	Pancake Pan,Cast iron handle, with spreader and spatula		2	I	62	125	-
	Pancake Pan,Cast iron handle, with spreader and spatula		2	I	68	135	-
	Honeycomb Range						
	Two Handles Frying pan with removable silicone handles		10	I	31	312	-
	Two Handles Frying pan with removable silicone handles		10	I	31	312	-
	Two Handles Frying pan with removable silicone handles		10	I	36	364	-
	Two Handles Frying pan with removable silicone handles		10	I	36	364	-
	Two Handles Frying pan with removable silicone handles		10	I	42	416	-
	Two Handles Frying pan with removable silicone handles		10	I	42	416	-
	Two Handles Frying pan with removable silicone handles		10	I	52	520	-
	Two Handles Frying pan with removable silicone handles		10	I	52	520	-
	Saveur Frying pan		5	I	36	182	-
	Saveur Frying pan		5	I	36	182	-
	Saveur Frying pan		5	I	36	182	-
	Saveur Frying pan		5	I	36	182	-
	Skillet		5	I	21	104	-
	Skillet		5	I	21	104	-
	Skillet		5	I	21	104	-
	Dietetics Frying pan		5	I	104	520	-
	Sauté pan with cast iron lid		5	I	83	416	-
	Sauté pan with cast iron lid		5	I	83	416	-
	Sauté pan with cast iron lid		5	I	83	416	-
	Sauté pan with cast iron lid		5	I	83	416	-
	Sauté pan with cast iron lid		5	I	83	416	-
	Sauté pan with cast iron lid		5	I	83	416	-
	Sauté pan with cast iron lid		5	I	88	442	-
	Sauté pan with cast iron lid		5	I	88	442	-
	Sauté pan with cast iron lid		55	I	88	4,862	-
	Sauté pan with cast iron lid		5	I	88	442	-
	Sauté pan with cast iron lid		5	I	88	442	-
	Sauté pan with cast iron lid		5	I	88	442	-
	Sauté pan with cast iron lid		5	I	104	520	-
	Sauté pan with cast iron lid		5	I	104	520	-
	Sauté pan with cast iron lid		5	I	104	520	-
	Sauté pan with cast iron lid		5	I	104	520	-
	Sauté pan with cast iron lid		5	I	104	520	-
	Sauté pan with cast iron lid		5	I	104	520	-
	Sauté pan with glass lid		5	I	104	520	-
	Sauté pan with glass lid		5	I	104	520	-
	Sauté pan with glass lid		5	I	104	520	-
	Sauté pan with glass lid		5	I	104	520	-
	Dumpling pan		2	I	624	1,248	-
	Pizza Cooker		2	I	624	1,248	-
	Terrines						
	Rectangular Terrine(inside shiny black)		10	I	21	208	-
	Rectangular Terrine(inside shiny black)		10	I	21	208	-
	Half Terrine(inside shiny black)		10	I	21	208	-
	Half Terrine(inside shiny black)		10	I	21	208	-
	Trivets						
	Lilly Trivet		10	I	16	156	-
	Lilly Trivet		10	I	16	156	-
	Lilly Trivet		10	I	16	156	-
	Oval Magnetic Trivet		10	I	21	208	-
	Oval Magnetic Trivet		10	I	21	208	-
	Oval Magnetic Trivet		10	I	21	208	-
	Accessories - Lids						
	Flat Glass Lid		10	I	21	208	-
	Flat Glass Lid		10	I	21	208	-
	Flat Glass Lid		10	I	21	208	-
	Flat Glass Lid		10	I	21	208	-
	Curved glass lid		10	I	21	208	-
	Curved glass lid		10	I	21	208	-
	Curved glass lid		10	I	21	208	-
	Curved glass lid		10	I	21	208	-
	Accessories - Knobs						
	Small Brass Knob		10	I	16	156	-
	Medium Brass Knob		10	I	21	208	-
	Large Brass Knob		10	I	23	229	-
	Small Nickel Knob		10	I	16	156	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Medium Nickel Knob		10	I	21	208	-
	Large Nickel Knob		10	I	23	229	-
	Small Satin Knob		10	I	21	208	-
	Large Satin Knob		10	I	26	260	-
	Sumo Cocotte Knob		10	I	26	260	-
	Spreader		10	I	26	260	-
	Spatula		10	I	26	260	-
	UTENSILS						
	Egg Whisk 15 cm		10	I	16	156	-
	Silicone Pastry Brush		10	I	10	104	-
	Smooth Surface Big Ladle		10	I	10	104	-
	Smooth Surface Spoon		10	I	10	104	-
	Smooth Surface Fork		10	I	10	104	-
	Slotted Turner		10	I	10	104	-
	Skimmer		10	I	10	104	-
	Sauce Spoon		10	I	10	104	-
	Potato Masher		10	I	10	104	-
	Silicone Turner		10	I	10	104	-
	Silicone Spoon		10	I	10	104	-
	Silicone Rectangular Spatula		10	I	10	104	-
	Set of 2 Silicone Holders (skin pack)		10	I	10	104	-
	Silicone Trivet		10	I	10	104	-
	Round Cocotte		50	I	62	3,120	-
	Round Cocotte		50	I	62	3,120	-
	Round Cocotte		50	I	62	3,120	-
	Round Cocotte		50	I	62	3,120	-
	Round Cocotte		50	I	62	3,120	-
	Round Cocotte		50	I	68	3,380	-
	Round Cocotte		50	I	68	3,380	-
	Round Cocotte		50	I	68	3,380	-
	Round Cocotte		50	I	68	3,380	-
	Round Cocotte		50	I	68	3,380	-
	Round Cocotte		50	I	73	3,640	-
	Round Cocotte		50	I	73	3,640	-
	Round Cocotte		50	I	73	3,640	-
	Round Cocotte		50	I	73	3,640	-
	Round Cocotte		50	I	73	3,640	-
	Oval Cocotte		50	I	62	3,120	-
	Oval Cocotte		50	I	62	3,120	-
	Oval Cocotte		50	I	62	3,120	-
	Oval Cocotte		50	I	62	3,120	-
	Oval Cocotte		50	I	62	3,120	-
	Oval Cocotte		50	I	68	3,380	-
	Oval Cocotte		50	I	68	3,380	-
	Oval Cocotte		50	I	68	3,380	-
	Oval Cocotte		50	I	68	3,380	-
	Oval Cocotte		50	I	68	3,380	-
	Oval Cocotte		50	I	73	3,640	-
	Oval Cocotte		50	I	73	3,640	-
	Oval Cocotte		50	I	73	3,640	-
	Oval Cocotte		50	I	73	3,640	-
	Oval Cocotte		50	I	73	3,640	-
	Set of 2 Round Dishes		50	I	62	3,120	-
	Set of 2 Round Dishes		50	I	62	3,120	-
	Set of 2 Round Dishes		50	I	62	3,120	-
	Round Dish		50	I	78	3,900	-
	Round Dish		50	I	78	3,900	-
	Round Dish		50	I	78	3,900	-
	Round Dish		30	I	83	2,496	-
	Round Dish		30	I	83	2,496	-
	Round Dish		30	I	83	2,496	-
	Set of 2 Oval Dishes		50	I	83	4,160	-
	Set of 2 Oval Dishes		50	I	83	4,160	-
	Set of 2 Oval Dishes		50	I	83	4,160	-
	Oval Dish		20	I	88	1,768	-
	Oval Dish		20	I	88	1,768	-
	Oval Dish		20	I	88	1,768	-
	Oval Dish		20	I	94	1,872	-
	Oval Dish		20	I	94	1,872	-
	Oval Dish		20	I	99	1,976	-
	Oval Dish		10	I	99	988	-
	Oval Dish		10	I	99	988	-
	Oval Dish		10	I	99	988	-
	Oval Dish		10	I	104	1,040	-
	Oval Dish		10	I	104	1,040	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Oval Dish		10	I	104	1,040	-
	Set of 2 Rectangular Dishes		30	I	68	2,028	-
	Set of 2 Rectangular Dishes		30	I	68	2,028	-
	Set of 2 Rectangular Dishes		30	I	68	2,028	-
	CERAMIC RANGE						
	Round Hot Plates		30	I	36	1,092	-
	Round Hot Plates		30	I	36	1,092	-
	Round Hot Plates		30	I	36	1,092	-
	Round Hot Plates		30	I	36	1,092	-
	Round Hot Plates		30	I	36	1,092	-
	Round Hot Plates		30	I	52	1,560	-
	Oval Hot Plates		30	I	52	1,560	-
	Oval Hot Plates		30	I	52	1,560	-
	Oval Hot Plates		30	I	52	1,560	-
	Oval Hot Plates		30	I	52	1,560	-
	Oval Hot Plates		30	I	52	1,560	-
	Oval Hot Plates		30	I	52	1,560	-
	Baby Wok		10	I	16	156	-
	Baby Wok		10	I	16	156	-
	Baby Wok		10	I	16	156	-
	Chocolate Fondue Set		10	I	52	520	-
	Chocolate Fondue Set		10	I	52	520	-
	Chocolate Fondue Set		10	I	52	520	-
	Mini Cheese Fondue Pot		10	I	52	520	-
	Mini Cheese Fondue Pot		10	I	52	520	-
	Mini Cheese Fondue Pot		10	I	52	520	-
	Rectangular Roasting Dish		10	I	52	520	-
	Rectangular Roasting Dish		10	I	52	520	-
	Rectangular Roasting Dish		10	I	52	520	-
	Set of 6 XXS Cocotte With Lid		10	I	52	520	-
	Set of 6 XXS Cocotte With Lid		10	I	52	520	-
	Set of 6 XXS Cocotte With Lid		10	I	52	520	-
	Heart Dish		10	I	52	520	-
	Set of 2 Heart shape Cocottes		10	I	52	520	-
	Pumpkin Cocotte		10	I	52	520	-
	Tajine		10	I	52	520	-
	Tajine		10	I	52	520	-
	Tajine		10	I	52	520	-
	Tajine		10	I	52	520	-
	Tajine		10	I	52	520	-
	Tajine		10	I	52	520	-
	juice dispenser		10	I	52	520	-
	juice dispenser		10	I	52	520	-
	4 flutesCereal dispenser dishwasher-proof stainless steel handle		5	I	312	1,560	-
	3 flutesCereal dispenser dishwasher-proof stainless steel handle		5	I	312	1,560	-
	2 flutesCereal dispenser dishwasher-proof stainless steel handle		5	I	312	1,560	-
	display tray with roll-top lid comes with ice container and cooling packincludes stainless ste		5	I	312	1,560	-
	Frilich bread display box w/cooler at the bottom		5	I	312	1,560	-
	Chinaware Mug Coffee		10	I	52	520	-
	LSA glass bowl for fruit display		10	I	52	520	-
	Round LSA glass bowl for butter display		10	I	83	832	-
	LSA glass stand		10	I	416	4,160	-
	Ice Tong		10	I	16	156	-
	LSA glass jar for pastry cookies		10	I	52	520	-
	LSA tall glass jar for pastry cookies		10	I	68	676	-
	To supply Stainless Steel Tong Stand Double Hanging (Acrylic Tong)		10	I	26	260	-
	To supply Stainless Steel Tong Stand Double Hanging (S/Steel Tong)		10	I	26	260	-
	Skewer Stand with 30 holes for chocolate fountain		10	I	31	312	-
	acrylic stand		10	I	16	156	-
	Salad seasoning in test tube & acrylic stand		5	I	156	780	-
	Custom make arylic box for ice cream condiment		10	I	31	312	-
	Acrylic jam display box		5	I	31	156	-
	Spaggetti Tong		10	I	31	312	-
	Aspagus Tong		10	I	31	312	-
	Bread Tong		10	I	21	208	-
	Banquet Fork		10	I	21	208	-
	Serving Fork		10	I	21	208	-
	Pastry Server		10	I	21	208	-
	Bread Knife		10	I	21	208	-
	Punch Ladle		10	I	21	208	-
	Pie Server		10	I	21	208	-
	Soup Ladle		10	I	21	208	-
	Large Tong		10	I	21	208	-
	Service Tong		10	I	21	208	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Banquet Spoon		10	I	21	208	-
	Sloted Banquet Spoon		10	I	21	208	-
	Serving Spoon		10	I	21	208	-
	Cake Knife Pistol Handel		10	I	21	208	-
	Dim sum basket @ dim sum counter		50	I	10	520	-
	Chinese condiment bowl		50	I	10	520	-
	SILVERWARE						
	FLATWARE / ST. STEEL						
	Full range		720	I	156	112,320	-
	SALT & PEPPER						
	S&P Mill Set (Lipstick-upside-down)		96	I	36	3,494	-
	ASHTRAY						
	Heavy ashtray.		120	I	31	3,744	-
	OTHERS						
	Display stand for cold area		10	I	104	1,040	-
	Custom make stainless steel sauce rack with 6 glass insert for sauces		10	I	104	1,040	-
	Chocolate fountain size-small		2	I	624	1,248	-
	Chocolate fountain size-big		2	I	728	1,456	-
	Coffee plunger and sugar sachet holder		10	I	229	2,288	-
	Deep Bowl		30	I	10	312	-
	Deep Bowl		30	I	10	312	-
	Deep Bowl		30	I	12	374	-
	Deep Bowl		30	I	16	468	-
	Triangle Bowl		30	I	19	562	-
	Triangle Bowl		30	I	10	312	-
	Triangle Bowl		30	I	12	374	-
	Triangle Bowl		30	I	16	468	-
	Pan		20	I	21	416	-
	Pan		20	I	36	728	-
	Pan		20	I	40	790	-
	Pan		20	I	47	936	-
	Snack stand with sauce bowl		10	I	52	520	-
	Honey comb stand		2	I	31	62	-
	Juice Dispenser		10	I	57	572	-
	Round Juice Dispenser		10	I	62	624	-
	Square Juice Dispenser		10	I	62	624	-
	Sushi Stand		5	I	47	234	-
	Z Burner with stand		10	I	52	520	-
	Z Pan with Lid set		10	I	52	520	-
	Menu Holder [4] Round		50	I	16	780	-
	Menu Holder [6] Square Solid		50	I	21	1,040	-
	Menu Holder [6] OvalRound		50	I	26	1,300	-
	NapkinTray 2		20	I	36	728	-
	Napkin ring		288	I	31	8,986	-
	Water jug		120	I	16	1,872	-
	Salt & pepper		120	I	26	3,120	-
	Oil & Vinegar Set with 3 tubes LxB-		120	I	36	4,368	-
	Special tray custom (stackable)		50	I	52	2,600	-
	Oval cup and saucer large		480	I	57	27,456	-
	Oval cup and saucer small		480	I	47	22,464	-
	Oval salt and pepper		120	I	36	4,368	-
	Oval toothpick holder		120	I	16	1,872	-
	Oval straw holder		120	I	16	1,872	-
	Shot glass with wooden tray		80	I	88	7,072	-
	Wine bucket with wrought iron stand bucket (Dia) - 290ht 420mm Stand - (Dia) - 250ht 800		30	I	135	4,056	-
	Serving set square, ceramic part (with 3 bowls)		30	I	333	9,984	-
	Serving Set Round Bottle (5 BOWLS WITH RECTABGLE WOODEN BASE) . THE BASE		30	I	364	10,920	-
	Chip and dip		80	I	104	8,320	-
	Chip and dip Flower		80	I	104	8,320	-
	Chip and dip		80	I	104	8,320	-
	Tilted flower vase small-Matt finish		80	I	52	4,160	-
	Votive Candle Centrepiece		240	I	291	69,888	-
	Buffet risers		48	I	364	17,472	-
	Bread Basket		5	I	52	260	-
	Carving Boards with lamp		5	I	676	3,380	-
	Wine bucket w/stand		10	I	88	884	-
	Water pitcher 150 cl		96	I	36	3,494	-
	Juice Dispenser		15	I	57	858	-
	Milk Dispenser		5	I	57	286	-
	Service Tray -Stainless Steel w R/Matt		120	I	57	6,864	-
	Wooden Tray		30	I	36	1,092	-
	Ikat Tray Liner		30	I	10	312	-
	Rect Tray Millennium kitchen use		34	I	26	884	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Round TrayMillennium-service use		68	I	26	1,768	-
	Carving knife		5	I	26	130	-
	Parmesan Grater w attachment Slider		8	I	16	125	-
	Menu Light		20	I	26	520	-
	Vacuum Jug Stainless Steel		10	I	83	832	-
	Vacuum Flask Stainless Steel		10	I	78	780	-
	Vacuum Jug Black		10	I	68	676	-
	Vaccum Flask Black		10	I	68	676	-
	Teamaker Black Neopren		20	I	62	1,248	-
	Teamaker Red Neopren		20	I	62	1,248	-
	Milk & Sugar Set		80	I	36	2,912	-
	Dressing Shaker, drip free		10	I	36	364	-
	Oil & Vinegar Carafe, drip free		10	I	36	364	-
	Charcoal Grill incl flat lid		10	I	104	1,040	-
	Dome lid incl thermometer		10	I	364	3,640	-
	Table Grill in Porcelain		10	I	52	520	-
	Grill Skewers (4 pcs)		100	I	10	1,040	-
	LINEN						
	Cocktail Napkin		1,200	I	21	24,960	-
	Napkin		1,200	I	21	24,960	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Basketweave		312	I	3	973	-
	Mini Basketweave		312	I	3	973	-
	Mini Basketweave		312	I	3	973	-
	Mini Basketweave		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Bamboo		312	I	3	973	-
	Engineered Squares		312	I	3	973	-
	Engineered Squares		312	I	3	973	-
	Engineered Squares		312	I	3	973	-
	Engineered Squares		312	I	3	973	-
	Engineered Squares		312	I	3	973	-
	Engineered Squares		312	I	3	973	-
	Engineered Squares		312	I	3	973	-
	Spun Vynyl		312	I	3	973	-
	Spun Vynyl		312	I	3	973	-
	Spun Vynyl		312	I	3	973	-
	Spun Vynyl		312	I	3	973	-
	Spun Vynyl		312	I	3	973	-
	Spun Vynyl		312	I	3	973	-
	Spun Vynyl		312	I	3	973	-
	Wood Grain		312	I	3	973	-
	Wood Grain		312	I	3	973	-
	Wood Grain		312	I	3	973	-
	Woven Lattice		312	I	3	973	-
	Woven Lattice		312	I	3	973	-
	Woven Lattice		312	I	3	973	-
	Woven Lattice		312	I	3	973	-
	Woven Lattice		312	I	3	973	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Woven Lattice		312	I	3	973	-
	BAR EQUIPMENT						
	15ml portion control pourer		48	I	16	749	-
	30ml portion control pourer		48	I	21	998	-
	Juicer - Fruit & Vegetable		3	I	676	2,028	-
	Juicer - Citrus - manual		3	I	676	2,028	-
	Blender w Cover - Vitamix		3	I	676	2,028	-
	Muddler - Black Plastic		5	I	260	1,300	-
	Jiggers - 15/30		12	I	26	312	-
	Jiggers - 30/60		12	I	31	374	-
	Portable Ice crusher		3	I	572	1,716	-
	Spill Stop Speed Pourer		240	I	572	137,280	-
	4 Pint Condiment Holder - Black		5	I	52	260	-
	Washing Brush - Glass washer		5	I	52	260	-
	Cocktail Strainer - 4 Prong		10	I	16	156	-
	Bar shelf Liner - Black		12	I	52	624	-
	Bar top mat - small - Black		12	I	52	624	-
	Bar top mat - Large - Black		12	I	52	624	-
	3 Tier Salt rimmer - Black		3	I	52	156	-
	Bar Caddy - complete - Black		5	I	520	2,600	-
	Bar Centre - Straw, etc Holder - Black		3	I	156	468	-
	Juice Dispensers		24	I	208	4,992	-
	Utility Scoop - Large		10	I	21	208	-
	Utility Scoop - small		10	I	16	156	-
	mixing Jug		12	I	36	437	-
	Cocktail Shakers		12	I	36	437	-
	Ice Tongs		12	I	5	62	-
	Barspoon		12	I	5	62	-
	Bottle Opener		12	I	5	62	-
	sugar, fruit tongs		12	I	10	125	-
	Waiters Friend, wineopener		24	I	16	374	-
	Can Opener		12	I	10	125	-
	Cork Screw		12	I	52	624	-
	Haven Lounge						
	GLASSWARE						
	Brandy		103	I	10	1,071	-
	Hi Ball		309	I	4	1,285	-
	Liqueur /Shooter		103	I	16	1,607	-
	Old Fashioned		103	I	10	1,071	-
	Martini		103	I	21	2,142	-
	Pilsner - Beer		103	I	16	1,607	-
	Port/Sherry		103	I	16	1,607	-
	Water		103	I	16	1,607	-
	Grappa		103	I	16	1,607	-
	Cocktail - Martini Large		52	I	21	1,082	-
	Cocktail - Martini Small		52	I	21	1,082	-
	Cocktail - Hurricane		52	I	21	1,082	-
	Cocktail - Margarita		52	I	21	1,082	-
	Cocktail - Ice Cube Martini		52	I	21	1,082	-
	Cocktail - Select Bubbly		52	I	21	1,082	-
	Cocktail - Vertigo Tall		52	I	21	1,082	-
	Cocktail - Apero Tall		52	I	21	1,082	-
	Cocktail - Linz Tall		52	I	21	1,082	-
	Cocktail - Shetland Short		52	I	21	1,082	-
	Champagne Flute		103	I	31	3,214	-
	Bordeaux		103	I	31	3,214	-
	Small Bowl		39	I	26	1,014	-
	Large Bowl		39	I	57	2,231	-
	Carafe -small		39	I	26	1,014	-
	Carafe - Large		39	I	31	1,217	-
	Snack Bowl		39	I	16	608	-
	Thermic Coffee/Tea Mug		39	I	31	1,217	-
	Thermic Tumbler - small		39	I	31	1,217	-
	Thermic Tumbler - Large		39	I	31	1,217	-
	Tea Glass		206	I	26	5,356	-
	Caffe Set		206	I	42	8,570	-
	FLATWARE / ST. STEEL						
	Full Range		155	I	83	12,896	-
	OTHERS						
	SALT & PEPPER						
	S&P Mill Set (Lipstick-upside-down)		39	I	36	1,420	-

PROJECT MATERIAL AND EQUIPMENT LIST-Hotel Operating Equipment and Supplies

	Type	Unit	Qty	Category	Unit rate	Amount Import	Amount Local
	ASHTRAY						
	Square small ashtray with rounded edges.		39	I	26	1,014	-
	Heavy cigar ashtray		39	I	36	1,420	-
	OTHERS						
	Votive Candle Centrepiece		39	I	208	8,112	-
	Service Tray -Stainless Steel w R/Matt		15	I	31	468	-
	Tea Strainer		39	I	16	608	-
	Lemon Squeezer		39	I	16	608	-
	Dispensers - Set		39	I	16	608	-
	Creamer		39	I	16	608	-
	Honey Dispenser		39	I	16	608	-
	Cake Knife		39	I	21	811	-
	Oyster Rack		39	I	104	4,056	-
	Ice Bucket		39	I	156	6,084	-
	Ice Backet Stand		39	I	104	4,056	-
	Punch Bowl		39	I	156	6,084	-
	Small Ice Bucket		39	I	62	2,434	-
	Water Pitcher		39	I	36	1,420	-
	Bread Basket		39	I	10	406	-
	Menu Light		5	I	26	130	-
	LINEN						
	Cocktail Napkin - Bar Use (W Logo)		103	I	16	1,607	-
	Napkin - Plain		309	I	21	6,427	-
	Waiters Cloths		52	I	16	811	-
	Bar Towels		309	I	10	3,214	-
	BAR EQUIPMENT						
	15ml portion control pourer		2	I	16	31	-
	30ml portion control pourer		2	I	21	42	-
	Juicer - Fruit & Vegetable		1	I	676	676	-
	Juicer - Citrus - manual		1	I	676	676	-
	Blender w Cover - Vitamix		1	I	676	676	-
	Muddler - Black Plastic		1	I	260	260	-
	Jiggers - 15/30		2	I	26	52	-
	Jiggers - 30/60		2	I	31	62	-
	Portable Ice crusher		2	I	572	1,144	-
	Spill Stop Speed Pourer		1	I	572	572	-
	4 Pint Condiment Holder - Black		1	I	52	52	-
	Washing Brush - Glass washer		2	I	52	104	-
	Cocktail Strainer - 4 Prong		5	I	16	78	-
	Bar shelf Liner - Black		2	I	52	104	-
	Bar top mat - small - Black		2	I	52	104	-
	Bar top mat - Large - Black		2	I	52	104	-
	3 Tier Salt rimmer - Black		2	I	52	104	-
	Bar Caddy - complete - Black		2	I	520	1,040	-
	Bar Centre - Straw, etc Holder - Black		3	I	156	468	-
	Juice Dispensers		2	I	208	416	-
	Utility Scoop - Large		5	I	21	104	-
	Utility Scoop - small		5	I	16	78	-
	mixing Jug		10	I	36	364	-
	Cocktail Shakers		10	I	36	364	-
	Ice Tongs		10	I	5	52	-
	Barspoon		10	I	5	52	-
	Bottle Opener		10	I	5	52	-
	sugar, fruit tongs		5	I	10	52	-
	Waiters Friend, wineopener		10	I	16	156	-
	Can Opener		3	I	10	31	-
	Cork Screw		2	I	52	104	-
	Daily Treats						
	GLASSWARE						
	Hi Ball		60	I	14	811	-
	Liqueur /Shooter		45	I	20	913	-
	Old Fashioned		45	I	14	608	-
	Martini		45	I	27	1,217	-
	Pilsner - Beer		45	I	20	913	-
	Port/Sherry		45	I	20	913	-
	Water		45	I	20	913	-
	Square deep soup/risotto plate		15	I	135	2,028	-
	Leaf shaped small bowl.		15	I	135	2,028	-
	Small square bowl.		15	I	135	2,028	-
	Small square bowl with conical rim.		15	I	135	2,028	-
	Buffet spoon holder.		15	I	135	2,028	-
	Rectangular glass box for cookies.		15	I	162	2,434	-
	Rectangular glass box with lid.		15	I	189	2,839	-

	Type	Unit	Qty	Category	Unit rate	Amount Import	Amount Local
	Rectangular glass box.		15	I	108	1,622	-
	Rectangular glass box for cookies.		15	I	135	2,028	-
	Food cone stand (front height 3cm, back height 5,5cm) with 49 holes (diam. 1,5cm) for sma		15	I	162	2,434	-
	Long glass plant box for table decoration.		15	I	162	2,434	-
	Glass box for three condiments.		15	I	135	2,028	-
	Container bottle display with drainage socket (irregular height approx. +- 2cm).		15	I	338	5,070	-
	Two tier crustacian ice presentation platters (height 6cm) on rack.		15	I	473	7,098	-
	Plate with rounded edges.		15	I	406	6,084	-
	Extra large buffet tray on attached glass supports.		15	I	473	7,098	-
	Square tray with slightly raised edge for holding, on attached silicon supports.		15	I	162	2,434	-
	Plate with rounded edges.		15	I	162	2,434	-
	Square plate with thin conical rim.		15	I	162	2,434	-
	Rectangular plate with low conical rim.		15	I	135	2,028	-
	Rectangular sushi presentation tray with softly raised rim.		15	I	135	2,028	-
	Square plate with square inlet.		15	I	135	2,028	-
	Bridge square plate, with a horizontal rim.		15	I	135	2,028	-
	Square plate with softly raised rim.		15	I	135	2,028	-
	Mini square plate with a light open curvy form.		15	I	108	1,622	-
	Ice cream bowl on a metal spiral base (irregular height approx. +-2cm).		15	I	68	1,014	-
	Round medium bowl on a spiral base (bowl height approx. +-1cm).		15	I	135	2,028	-
	CHINAWARE						
	FIGGJO PLANET H=5,5CM		60	I	54	3,245	-
	FIGGJO PLANET 20 H=5,5		60	I	54	3,245	
	FIGGJO KURVE H=2,8CM		60	I	54	3,245	-
	FIGGJO TRIANGLE H=4CM 3X9CL		60	I	54	3,245	-
	FIGGJO PYRAMIDE H=4CM 4X8		60	I	54	3,245	-
	FIGGJO PYRAMIDE H=4CM 8cl		60	I	54	3,245	-
	FIGGJO PYRAMIDE H=4CM 8CL		60	I	54	3,245	-
	FIGGJO HVAL H= 7CM 200CL		60	I	54	3,245	-
	FIGGJO HVAL H=2,4CM 4CL		60	I	54	3,245	-
	FIGGJO HVAL H=2CM 3CL		60	I	54	3,245	-
	FIGGJO HVAL H=1,7CM 2CL		60	I	54	3,245	-
	FIGGJO BLOKK H=3CM		60	I	68	4,056	-
	FIGGJO REKTANGEL H=3,2CM 3X6CL		60	I	74	4,462	-
	FIGGJO EGG H=4CM 2X22CL		60	I	47	2,839	-
	FIGGJO EGG LID 9012HH H=5CM 20CL		60	I	47	2,839	-
	FIGGJO EGG H=2,5CM 5X2		60	I	47	2,839	-
	FIGGJO EGG LID 9016 HH H= 205CM 2CL		60	I	47	2,839	-
	FIGGJO FLAT H=1,8CM		60	I	68	4,056	-
	FIGGJO SVAI H=8,7CM 700CL		60	I	68	4,056	-
	FIGGJO SVAI H=6,7CM 250CL		60	I	68	4,056	-
	FIGGJO SVAI H=5CM V00CL		60	I	68	4,056	-
	FIGGJO PLATFORM H=2,2CM		60	I	68	4,056	-
	FIGGJO PLATFORM H=2,2		60	I	68	4,056	-
	FIGGJO PLATFORM H=2,2CM		60	I	68	4,056	-
	FIGGJO PLATFORM		60	I	61	3,650	
	FIGGJO PLATFORM H=2,2CM		60	I	61	3,650	-
	FIGGJO FORM TRAY H=3CM		60	I	61	3,650	-
	FIGGJO FORM TRAY/PLATE H=3CM		60	I	61	3,650	-
	FIGGJO FORM TRAY/PLATE H=3CM		60	I	61	3,650	-
	FIGGJO FORM TRAY/PLATE		60	I	61	3,650	-
	FIGGJO FORM TRAY/PLATE H=3CM		60	I	61	3,650	-
	FIGGJO FORM TRAY/PLATE H=2,3CM		60	I	61	3,650	-
	FIGGJO FORM PLATE H=2,3CM		60	I	41	2,434	-
	FIGGJO FORM PLATE H= 2,3		60	I	34	2,028	-
	FIGGJO FORM PLATE H=2,3CM		60	I	34	2,028	-
	FIGGJO FORM PLASTIC LID 3019 H=6,8CM		60	I	34	2,028	-
	FIGGJO PLASTIC LID 3016 H=7CM		60	I	41	2,434	-
	FIGGJO FORM PLASTIC LID 3015 H=7CM		60	I	47	2,839	-
	FIGGJO FORM PLASTIC LID 3014 H=7CM		60	I	47	2,839	-
	FIGGJO FORM PLASTIC LID 3013 H=7CM		60	I	47	2,839	-
	FIGGJO PLASTIC LID 3012 H=7CM		60	I	27	1,622	-
	FIGGJO BONSAI H=8CM 50CL		60	I	54	3,245	-
	FIGGJO BONSAI H=3CM 10CL		60	I	47	2,839	-
	FIGGJO BONSAI H=5CM 8CL		60	I	47	2,839	-
	FIGGJO KONVEKS PLATE DEEP H=4,2CM 40CL		60	I	68	4,056	-
	FIGGJO KONVEKS PALTE DEEP H=4,2 28CL		60	I	68	4,056	-
	FIGGJO KONVEKS PLATE DEEP H= 4,2CM 15CL		60	I	68	4,056	-
	FIGGJO KONVEKS PLATE DEEP H=4,2 15CL		60	I	68	4,056	-
	FIGGJO KONVAV PLATE DEEP H=4CM 7CL		60	I	68	4,056	-
	FIGGJO KONKAV PLATE DEEP H=3,3 V=3CL		60	I	68	4,056	-
	FIGGJO VID H=2,8CM		60	I	61	3,650	-
	FIGGJO BAAT FORM H=2,8CM		60	I	47	2,839	-
	FIGGJO BAAT FORM H=2,2CM		60	I	41	2,434	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	FIGGJO BAAT FORM H=5CM V=130CL		60	I	54	3,245	-
	FIGGJO BAAT FORM H H=2,5CM V=7CL		60	I	61	3,650	-
	FIGGJO BAAT FORM H H=4CM V=13CL		60	I	74	4,462	-
	FIGGJO ARENA FORM POINT H=6CM V=100CL		60	I	41	2,434	-
	FIGGJO ARENA FORM POINT H=5CM V=30CL		60	I	34	2,028	-
	FIGGJO ARENA FORM POINT H=5CM V=30CL		60	I	34	2,028	-
	FIGGJO ARENA FORM H=6CM V=180CL		60	I	54	3,245	-
	FIGGJO ARENA FORM H=6CM V=140CL		60	I	47	2,839	-
	FIGGJO ARENA FORM H=5CM V=40CL		60	I	27	1,622	-
	FIGGJO ARENA FORM		60	I	27	1,622	-
	FLATWARE / ST. STEEL						
	Full Range		22	I	135	2,974	-
	OTHERS						
	SALT & PEPPER						
	S&P Mill Set (Lipstick-upside-down)		22	I	34	744	-
	ASHTRAY						
	ashtray.		22	I	20	446	-
	OTHERS						
	Water pitcher 150 cl		33	I	47	1,562	-
	Service Tray -Stainless Steel w R/Matt		33	I	34	1,115	-
	LINEN						
	Cocktail Napkin		60	I	27	1,622	-
	Napkin		60	I	27	1,622	-
	BAR EQIUPMENT						
	15ml portion control pourer		2	I	20	41	-
	30ml portion control pourer		2	I	27	54	-
	Juicer - Fruit & Vegetable		1	I	879	879	-
	Juicer - Citrus - manual		1	I	879	879	-
	Blender w Cover - Vitamix		1	I	879	879	-
	Muddler - Black Plastic		1	I	338	338	-
	Jiggers - 15/30		2	I	34	68	-
	Jiggers - 30/60		2	I	41	81	-
	Portable Ice crusher		2	I	744	1,487	-
	Spill Stop Speed Pourer		1	I	744	744	-
	4 Pint Condiment Holder - Black		1	I	68	68	-
	Washing Brush - Glass washer		2	I	68	135	-
	Cocktail Strainer - 4 Prong		5	I	20	101	-
	Bar shelf Liner - Black		2	I	68	135	-
	Bar top mat - small - Black		2	I	68	135	-
	Bar top mat - Large - Black		2	I	68	135	-
	3 Tier Salt rimmer - Black		2	I	68	135	-
	Bar Caddy - complete - Black		2	I	676	1,352	-
	Bar Centre - Straw, etc Holder - Black		3	I	203	608	-
	Juice Dispensers		2	I	270	541	-
	Utility Scoop - Large		5	I	27	135	-
	Utility Scoop - small		5	I	20	101	-
	mixing Jug		10	I	47	473	-
	Cocktail Shakers		10	I	47	473	-
	Ice Tongs		10	I	7	68	-
	Barspoon		10	I	7	68	-
	Bottle Opener		10	I	7	68	-
	sugar, fruit tongs		5	I	14	68	-
	Waiters Friend, wineopener		10	I	20	203	-
	Can Opener		3	I	14	41	-
	Cork Screw		2	I	68	135	-
	GLASSWARE						
	Brandy		77	I	31	2,402	-
	Hi Ball		154	I	10	1,602	-
	Liqueur /Shooter		77	I	10	801	-
	Old Fashioned		77	I	21	1,602	-
	Martini		77	I	21	1,602	-
	Pilsner - Beer		77	I	16	1,201	-
	Port/Sherry		77	I	16	1,201	-
	Water		77	I	21	1,602	-
	Grappa		77	I	26	2,002	-
	Cocktail - Martini Large		77	I	21	1,602	-
	Cocktail - Martini Small		77	I	21	1,602	-
	Cocktail - Hurricane		77	I	21	1,602	-
	Cocktail - Margarita		77	I	21	1,602	-
	Cocktail - Ice Cube Martini		77	I	21	1,602	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Cocktail - Select Bubbly		77	I	21	1,602	-
	Cocktail - Vertigo Tall		77	I	21	1,602	-
	Cocktail - Apero Tall		77	I	21	1,602	-
	Cocktail - Linz Tall		77	I	21	1,602	-
	Cocktail - Shetland Short		77	I	21	1,602	-
	White Wine		77	I	31	2,402	-
	Champagne Flute		77	I	31	2,402	-
	Bordeaux		77	I	31	2,402	-
	POLYCARB GLASSWARE - OUTDOOR		77	I	31	2,402	-
	POLYCARB GLASSWARE - OUTDOOR		77	I	31	2,402	-
	CHINAWARE						
	Basic Chinaware - INDOOR						
	Steelite		77	I	10	801	-
	Plate		77	I	31	2,402	-
	Plate		77	I	31	2,402	-
	Plate		77	I	31	2,402	-
	Platter		77	I	42	3,203	-
	Platter		77	I	36	2,803	-
	Bowl		77	I	21	1,602	-
	Bowl		77	I	21	1,602	-
	Bowl		77	I	21	1,602	-
	Glass Plate Clear		77	I	21	1,602	-
	Tall Bowl		22	I	26	572	-
	Tall Bowl		22	I	26	572	-
	Tall Bowl		22	I	26	572	-
	Pod		22	I	26	572	-
	Jug		22	I	26	572	-
	Cup		77	I	10	801	-
	Espresso Cup		77	I	10	801	-
	Saucer		77	I	10	801	-
	Bouillon		77	I	10	801	-
	Salt		77	I	16	1,201	-
	Pepper		77	I	16	1,201	-
	Bud Vase		22	I	21	458	-
	Float		22	I	31	686	-
	Float		22	I	31	686	-
	Float		22	I	31	686	-
	Float		22	I	31	686	-
	Spice Plate		22	I	16	343	-
	Spice Plate		22	I	16	343	-
	Spice Plate		22	I	16	343	-
	Zest Platter		22	I	21	458	-
	Zest Platter		22	I	21	458	-
	Zest Platter		242	I	21	5,034	-
	RelishOval		22	I	21	458	-
	RelishOval		22	I	21	458	-
	Essence Bowl		22	I	21	458	-
	Essence Bowl		22	I	21	458	-
	Essence Bowl		22	I	21	458	-
	Tasters Bowl		22	I	21	458	-
	Tasters Tray		22	I	21	458	-
	Tasters Dip		22	I	21	458	-
	Tasters Charger(Glass)		22	I	21	458	-
	Tasters Charger(Dark Wood)		22	I	21	458	-
	Tasters Charger(Light Wood)		22	I	21	458	-
	Quench Mug		22	I	36	801	-
	Quench Mug		22	I	36	801	-
	Quench Mug		22	I	36	801	-
	Quench Mug		22	I	36	801	-
	Quench Mug		22	I	36	801	-
	Oval Platter 3 Sections		22	I	42	915	-
	Deep Spoon		154	I	12	1,922	-
	Tulipa Bowl		154	I	16	2,402	-
	Double Bowl		154	I	16	2,402	-
	Double Bowl Saucer		154	I	16	2,402	-
	Breakfast Cup		154	I	16	2,402	-
	Oval Breakfast Saucer		154	I	16	2,402	-
	Trebol Bowl		154	I	16	2,402	-
	Salad Bowl Small		154	I	10	1,602	-
	Salad Bowl Medium		154	I	16	2,402	-
	Salad Bowl Large		154	I	19	2,883	-
	Place Plate		154	I	16	2,402	-
	Place Plate(no well)		154	I	19	2,883	-
	Trebol Bowl		154	I	19	2,883	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Tulipa Bowl		154	I	21	3,203	-
	Wave Bowl		154	I	21	3,203	-
	Square Bowl		154	I	21	3,203	-
	Large Bowl		154	I	23	3,524	-
	Medium Bowl		154	I	21	3,203	-
	Small Bowl		154	I	16	2,402	-
	Boat Bowl		154	I	16	2,402	-
	Stick Bowl		154	I	16	2,402	-
	Flat Plate		154	I	26	4,004	-
	Flat Plate		154	I	21	3,203	-
	Flat Plate		154	I	19	2,883	-
	Flat Plate		154	I	16	2,402	-
	Bread Plate		154	I	10	1,602	-
	Deep Plate		154	I	26	4,004	-
	Deep Plate		154	I	23	3,524	-
	Deep Plate		154	I	31	4,805	-
	Deep Plate		154	I	16	2,402	-
	Square Plate Deep		154	I	36	5,606	-
	Square Plate Deep		154	I	31	4,805	-
	Oyster Plate		154	I	42	6,406	-
	Square Plate		154	I	36	5,606	-
	Square Plate		154	I	31	4,805	-
	Square Plate		154	I	26	4,004	-
	Bread Square Plate		154	I	16	2,402	-
	Place Plate		154	I	16	2,402	-
	Oval Platter 3 dept.		154	I	52	8,008	-
	Oval Platter 3 dept.		154	I	47	7,207	-
	Oval Platter 3 dept.		154	I	42	6,406	-
	Platter		154	I	36	5,606	-
	Platter		154	I	31	4,805	-
	Platter		154	I	26	4,004	-
	Linear Platter		154	I	31	4,805	-
	Linear Platter		154	I	31	4,805	-
	Linear Platter		154	I	31	4,805	-
	Snack Platter		154	I	26	4,004	-
	Skewer Double Platter		154	I	57	8,809	-
	Skewer Platter		154	I	47	7,207	-
	Right Angled Platter		154	I	42	6,406	-
	Flat Solar Plate		154	I	31	4,805	-
	Deep Lunar Plate		154	I	31	4,805	-
	Maximum Solar Plate		154	I	31	4,805	-
	Espresso Cup		154	I	31	4,805	-
	Espresso Saucer		154	I	16	2,402	-
	Small Jug		154	I	16	2,402	-
	Flat Solar Plate		154	I	36	5,606	-
	Flat Solar Plate		154	I	31	4,805	-
	Mini Solar Plate Square		154	I	36	5,606	-
	Deep Solar Plate		154	I	47	7,207	-
	Deep Solar Plate Square		154	I	52	8,008	-
	Maximum Solar Plate		154	I	52	8,008	-
	Flat Lunar Plate		154	I	52	8,008	-
	Deep Concave Lunar Plate		154	I	52	8,008	-
	Deep Lunar Plate		154	I	52	8,008	-
	Snack Concave Lunar Plate		154	I	52	8,008	-
	Large Well Eclipse Plate		154	I	62	9,610	-
	Small Well Eclipse Plate		154	I	42	6,406	-
	Elliptical Bread Plate		154	I	42	6,406	-
	Espresso Cup		154	I	26	4,004	-
	Espresso Saucer		154	I	12	1,922	-
	Tea Cup		154	I	21	3,203	-
	Tea Saucer		154	I	12	1,922	-
	Small Jug		44	I	10	458	-
	Medium Jug		44	I	14	595	-
	Bowl		44	I	10	458	-
	Duet Bowl		44	I	16	686	-
	Spiral Container		44	I	10	458	-
	Spice Pot		44	I	10	458	-
	Sugar Bowl		44	I	10	458	-
	Salt Pot		44	I	26	1,144	-
	Vase		44	I	26	1,144	-
	Diamond		44	I	125	5,491	-
	Square		44	I	88	3,890	-
	Rectangle		44	I	83	3,661	-
	Wedge		44	I	36	1,602	-
	Crescent		44	I	31	1,373	-

PROJECT MATERIAL AND EQUIPMENT LIST-Hotel Operating Equipment and Supplies

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Round		44	I	31	1,373	-
	Small Stone		44	I	156	6,864	-
	Medium Stone		44	I	187	8,237	-
	Big Stone		44	I	208	9,152	-
	Cápusula Penquena		44	I	47	2,059	-
	Cápusula Media		44	I	52	2,288	-
	Cápusula Grande		44	I	62	2,746	-
	Polycarb Chinaware / Holloware - Outdoor		44	I	83	3,661	-
	Polycarb Chinaware / Holloware - Outdoor		44	I	83	3,661	-
	FLATWARE / ST. STEEL						
	Fullrange		44	I	125	5,491	-
	OTHERS						
	SALT & PEPPER						
	Salt & Pepper (equal number of colors)		22	I	26	572	-
	ASHTRAY						
	Ash Tray Nickle Plated [5]		44	I	10	458	-
	OTHERS						
	Coffee plunger and sugar sachet holder		44	I	10	458	-
	Deep Bowl		44	I	10	458	-
	Deep Bowl		44	I	12	549	-
	Deep Bowl		44	I	16	686	-
	Deep Bowl		44	I	19	824	
	Triangle Bowl		44	I	10	458	-
	Triangle Bowl		44	I	12	549	-
	Triangle Bowl		44	I	16	686	-
	Triangle Bowl		44	I	19	824	-
	Pan		44	I	21	915	-
	Pan		44	I	36	1,602	-
	Pan		44	I	40	1,739	-
	Pan		44	I	47	2,059	-
	Snack stand with sauce bowl		44	I	52	2,288	-
	Honey comb stand		22	I	31	686	-
	Juice Dispenser		22	I	57	1,258	-
	Round Juice Dispenser		22	I	62	1,373	-
	Square Juice Dispenser		22	I	62	1,373	-
	Sushi Stand		22	I	47	1,030	-
	Z Burner with stand		22	I	52	1,144	-
	Z Pan with Lid set		22	I	52	1,144	-
	Menu Holder [4] Round		22	I	16	343	-
	Menu Holder [6] Square Solid		22	I	21	458	-
	Menu Holder [6] OvalRound		22	I	26	572	-
	NapkinTray 2		44	I	36	1,602	-
	Napkin ring		77	I	31	2,402	-
	Water jug		44	I	16	686	-
	Salt & pepper		44	I	26	1,144	
	Oil & Vinegar Set with 3 tubes LxB-		44	I	36	1,602	-
	Special tray custom (stackable)		22	I	52	1,144	-
	Oval cup and saucer large		44	I	57	2,517	-
	Oval cup and saucer small		44	I	47	2,059	-
	Oval salt and pepper		44	I	36	1,602	-
	Oval toothpick holder		44	I	16	686	-
	Oval straw holder		44	I	16	686	-
	Shot glass with wooden tray		44	I	88	3,890	-
	Wine bucket with wrought iron stand bucket (Dia) - 290ht 420mm Stand - (Dia) - 250ht 800		22	I	135	2,974	-
	Serving set square, ceramic part (with 3 bowls)		22	I	333	7,322	-
	Serving Set Round Bottle (5 BOWLS WITH RECTABGLE WOODEN BASE) . THE BASE		22	I	364	8,008	-
	Chip and dip		22	I	104	2,288	-
	Chip and dip Flower		22	I	104	2,288	-
	Chip and dip		22	I	104	2,288	-
	Tilted flower vase small-Matt finish		22	I	52	1,144	-
	Votive Candle Centrepiece		22	I	291	6,406	-
	Buffet risers		22	I	364	8,008	-
	Bread Basket		22	I	52	1,144	-
	Carving Boards with lamp		22	I	676	14,872	-
	Wine bucket w/stand		22	I	88	1,945	-
	Water pitcher 150 cl		22	I	36	801	-
	Juice Dispenser		22	I	57	1,258	-
	Milk Dispenser		22	I	57	1,258	-
	Service Tray -Stainless Steel w R/Matt		22	I	57	1,258	-
	Wooden Tray		22	I	36	801	-
	Ikat Tray Liner		22	I	10	229	-
	Rect Tray Millennium kitchen use		22	I	26	572	-
	Round TrayMillennium-service use		22	I	26	572	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Carving knife		22	I	26	572	-
	Parmesan Grater w attachment Slider		22	I	16	343	-
	Menu Light		22	I	26	572	-
	Vacuum Jug Stainless Steel		22	I	83	1,830	-
	Vacuum Flask Stainless Steel		22	I	78	1,716	-
	Vacuum Jug Black		22	I	68	1,487	-
	Vaccum Flask Black		22	I	68	1,487	-
	Teamaker Black Neopren		22	I	62	1,373	-
	Teamaker Red Neopren		22	I	62	1,373	-
	Milk & Sugar Set		22	I	36	801	-
	Dressing Shaker, drip free		22	I	36	801	-
	Oil & Vinegar Carafe, drip free		22	I	36	801	-
	Charcoal Grill incl flat lid		22	I	104	2,288	-
	Dome lid incl thermometer		22	I	364	8,008	-
	Table Grill in Porcelain		22	I	52	1,144	-
	Grill Skewers (4 pcs)		77	I	10	801	-
	LINEN						
	Cocktail Napkin		154	I	21	3,203	-
	Napkin		154	I	21	3,203	-
	BAR EQUIPMENT						
	15ml portion control pourer		2	I	16	31	-
	30ml portion control pourer		2	I	21	42	-
	Juicer - Fruit & Vegetable		1	I	676	676	-
	Juicer - Citrus - manual		1	I	676	676	-
	Blender w Cover - Vitamix		1	I	676	676	-
	Muddler - Black Plastic		1	I	260	260	-
	Jiggers - 15/30		2	I	26	52	-
	Jiggers - 30/60		2	I	31	62	-
	Portable Ice crusher		2	I	572	1,144	-
	Spill Stop Speed Pourer		1	I	572	572	-
	4 Pint Condiment Holder - Black		1	I	52	52	-
	Washing Brush - Glass washer		2	I	52	104	-
	Cocktail Strainer - 4 Prong		5	I	16	78	-
	Bar shelf Liner - Black		2	I	52	104	-
	Bar top mat - small - Black		2	I	52	104	-
	Bar top mat - Large - Black		2	I	52	104	-
	3 Tier Salt rimmer - Black		2	I	52	104	-
	Bar Caddy - complete - Black		2	I	520	1,040	-
	Bar Centre - Straw, etc Holder - Black		3	I	156	468	-
	Juice Dispensers		2	I	208	416	-
	Utility Scoop - Large		5	I	21	104	-
	Utility Scoop - small		5	I	16	78	-
	mixing Jug		10	I	36	364	-
	Cocktail Shakers		10	I	36	364	-
	Ice Tongs		10	I	5	52	-
	Barspoon		10	I	5	52	-
	Bottle Opener		5	I	10	52	-
	sugar, fruit tongs		5	I	10	52	-
	Waiters Friend, wineopener		10	I	16	156	-
	Can Opener		3	I	10	31	-
	Cork Screw		2	I	52	104	-
	Westin Club						
	LCD Television 42" High Definition with embedded HD encryption and built-in tuner for HD re		2	I	2,080	4,160	-
	Teledex Cordless Telephone DCT2905 in black, A two line cordless 1.9GHz DECT set with f		2	I	884	1,768	-
	Black Face plate		2	I	31	62	-
	Teledex Millennium 2005 Corded Telephone Item number 00G4100-005, in black, two line s		2	I	884	1,768	-
	Black Face plate for desk phone		2	I	31	62	-
	Newspaper / Magazine Rack		1	I	468	468	-
	Pen		10	I	1	10	-
	Note Pad		10	I	1	10	-
	GLASSWARE						
	Brandy 27 cl		209	I	10	2,174	-
	Carafon 25 cl		209	I	21	4,347	-
	Champagne Flute 33 cl		209	I	12	2,500	-
	Hi Ball 33 cl		209	I	4	869	-
	Liqueur 5 cl		209	I	21	4,347	-
	Old Fashioned 30 cl		209	I	6	1,195	-
	Martini 21 cl		209	I	12	2,608	-
	Martini 34 cl		209	I	16	3,260	-
	Pilsner 39 cl		209	I	5	1,087	-
	Port/Sherry 13 cl		209	I	8	1,739	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Water Goblet 31 cl		209	I	7	1,413	-
	Wine Glass Red 31 cl		209	I	17	3,586	-
	Wine Glass White 25 cl		209	I	13	2,717	-
	Zombie Glass		209	I	14	2,826	-
	Juice Glass		209	I	3	608	-
	Cocktail Glass		209	I	6	1,304	-
	Footed Pilsner		209	I	6	1,304	-
	Margarita Glass		209	I	16	3,260	-
	Kruge Jug (Litres)		57	I	26	1,487	-
	Latte Glass		209	I	8	1,739	-
	Martini Special 29 cl		105	I	19	1,956	-
	Champagne Flute Special 18.5 cl		105	I	19	1,956	-
	Wine Special 34.8 cl		105	I	21	2,174	-
	Vinum Extreme Cabernet		105	I	42	4,347	-
	Vinum Extreme Chardonnay		105	I	42	4,347	-
	Vinum Extreme Pinot Noir		105	I	42	4,347	-
	Vinum Extreme Champagne		105	I	42	4,347	-
	Vinum Extreme Dessert Wine		105	I	42	4,347	-
	Tea pot 50 cl		29	I	16	446	-
	Water pitcher 150 cl		29	I	8	238	-
	Wine Decanter 125 cl		29	I	208	5,949	-
	Ice Bucket with tong		29	I	135	3,867	-
	Ashtray		29	I	26	744	
	CHINAWARE						
	Western Chinaware						
	Toothpick holder		29	I	2	45	-
	Coffee Cup 20 cl		209	I	16	3,260	-
	Coffee Saucer 14 cm		209	I	5	1,087	-
	Coffee Pot Small w/ cover 25cl		57	I	42	2,380	-
	Creamer 15 cl		57	I	5	297	-
	Demitasse		105	I	16	1,630	-
	Demitasse Saucer		105	I	10	1,087	-
	Tea Cup 220cc		105	I	16	1,630	-
	Tea Cup Saucer		105	I	10	1,087	-
	Demitasse Cup		105	I	16	1,630	-
	Demitasse Saucer		105	I	10	1,087	-
	Side Plate 16.5cm		105	I	10	1,087	-
	Rim Round Plate 23cm		105	I	10	1,087	-
	Tea Pot 350cc (small)		29	I	26	744	-
	Tea Pot 750cc (medium)		29	I	36	1,041	-
	Coffee Pot 1200cc (Large)		29	I	52	1,487	-
	Sugar Bowl		29	I	5	149	-
	Creamer		29	I	5	149	-
	Condiment Dish		29	I	5	149	-
	SILVERWARE / STAINLESS STEEL						
	Dessert Fork		105	I	16	1,630	-
	Dessert Knife Solid Handle		105	I	21	2,174	-
	Dessert Spoon		105	I	16	1,630	-
	Tea Spoon		105	I	5	543	-
	Demitasse spoon		105	I	5	543	-
	Ice Teaspoon		105	I	5	543	-
	Salt/Pepper s/s		29	I	26	744	-
	Tea Strainer		29	I	10	297	-
	TABLEWARE						
	Wine bucket w/stand		29	I	88	2,528	-
	Tea pot Warmer		29	I	21	595	-
	Three-tier stand		29	I	57	1,636	-
	3-compartment dish		29	I	68	1,933	-
	Hot food presenters		29	I	125	3,569	-
	Buffet risers		29	I	16	446	-
	Flower Vase		29	I	16	446	-
	Table lamp		29	I	36	1,041	-
	Round Service Tray		29	I	26	744	-
	Food Tags		57	I	5	297	-
	LINEN						
	Glass Cloth		29	I	21	595	-
	Cocktail Napkin		57	I	16	892	-
	Glass Mop		29	I	10	297	-
	BAR EQUIPMENT						
	Blenders		1	I	676	676	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Juicers		1	I	572	572	-
	Cocktail Shakers		2	I	88	177	-
	Jiggers		2	I	26	52	-
	Transport Trolley		1	I	364	364	-
	Condiment Dispenser		2	I	16	31	-
	Utility Scoop		2	I	5	10	-
	Pail		2	I	10	21	-
	Cocktail Strainer		2	I	5	10	-
	Bar Spoon		5	I	2	10	-
	Glass Rimmer		2	I	2	4	-
	Garbage Bins w/cover		2	I	26	52	-
	Cutting Board		2	I	10	21	-
	Wine Opener		3	I	10	31	-
	Can Opener		2	I	3	6	-
	Speed Pourer		5	I	10	52	-
	Speed Pourer (Posipour 25ml)		5	I	10	52	-
	Speed Pourer (Posipour 30ml)		5	I	10	52	-
	Cutting Knife		3	I	21	62	-
	Garnisges Box		3	I	16	47	-
	Aero Liner		3	I	10	31	-
	Bar knife serrated with two prongs,		2	I	21	42	-
	Banquet						
	GLASSWARE						
	Brandy 27 cl		686	I	10	7,134	-
	Champagne Flute 18 cl		686	I	12	8,561	-
	Hi Ball 33 cl		686	I	4	2,854	-
	Old Fashioned 30 cl		686	I	6	3,924	-
	Martini 34 cl		686	I	9	6,064	-
	Port/Sherry 13 cl		686	I	9	6,064	-
	Water Goblet 31 cl		1,372	I	7	9,275	-
	Wine Glass Red 31 cl		1,372	I	13	17,836	-
	Wine Glass White 25 cl		1,372	I	11	14,982	-
	Juice Glass 15 cl		1,372	I	3	3,993	-
	Special Drinkware Premium Wines						
	Wine Glass Red 80 cl		1,372	I	17	23,544	-
	Wine Glass White 60 cl		1,372	I	13	17,836	-
	Champagne Flute 33 cl		686	I	12	8,205	-
	Platter round 30 cm		5	I	12	64	-
	Platter round 36 cm		5	I	15	74	-
	Platter Rectangular 36 x 30 cm		5	I	17	85	-
	Platter ribbed 48 x 30 cm		5	I	19	95	-
	Platter Triangular 40 cm		5	I	18	90	-
	Platter Triangular 30 cm		5	I	22	111	-
	Glass Bowl Large 45 cm		5	I	23	117	-
	Glass Bowl medium 20 cm		5	I	19	98	-
	Glass Bowl small 14 cm		5	I	13	66	-
	Special fruit display		5	I	83	424	-
	Plate Triangular 15 cm		5	I	11	56	-
	Condiment & Dressing 7 pc set		5	I	114	583	-
	Oyster Dispay w/stand 61 x 38 cm		1	I	364	186	-
	8mm thick glass step 60 x 30 cm		5	I	104	530	-
	Ice Bucket with tong (Chrome)		10	I	135	1,379	-
	Wine Decanter 125 cl		10	I	57	583	-
	Votice candle holder		10	I	140	1,432	-
	Ashtray		15	I	7	103	-
	Cylindrical Vases / Bowls		10	I	83	849	-
	Square Glass Containers		5	I	36	186	-
	Straight Sided Hurricanes		5	I	68	345	-
	CHINAWARE						
	Western chinaware						
	Coffee Cup 20 cl		2,058	I	3	5,351	-
	Coffee Saucer 14 cm		2,058	I	1	2,573	-
	Demi Tasse Cup 13 cl		686	I	2	1,070	-
	Demi Tasse Saucer		686	I	1	713	-
	Dessert/Appertiser Plate 26 cm		2,058	I	3	6,421	-
	Dinner Plate 28 cm		2,058	I	4	7,491	-
	Side Plate 20 cm		2,058	I	3	5,557	-
	Soup Cup Saucer		2,058	I	2	3,210	-
	Soup Cup w/handles 28 cl		2,058	I	3	5,557	-
	Soup Plate 23 cm		2,058	I	4	7,491	-
	Sauce Boat		686	I	3	2,140	-
	Egg dish 17 x 9 cm		686	I	2	1,427	-
	Ramequin 7.7 cm		686	I	4	2,497	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Souffle Dish 10 cm		686	I	3	1,784	-
	Souffle Dish 14 cm		686	I	3	2,140	-
	Gastro Norm Ceramic foodpans 1/1		10	I	52	530	-
	Gastro Norm Ceramic foodpans 1/2		10	I	31	318	-
	Gastro Norm Ceramic foodpans 1/3		10	I	36	371	-
	Salad Bowl Large (White) 26cm		10	I	42	424	-
	Salad Bowl Small (White) 20cm		10	I	36	371	-
	Salad Bowl Small (matt black) 20cm		10	I	42	424	-
	Salad Bowl Large (matt black) 26cm		10	I	47	477	-
	Large Conical Bowl 30cm dia x 16cm ht		10	I	57	583	-
	Tall Salad Bowl 20 cm		10	I	31	318	-
	Large round serving bowl 33 cm		10	I	31	318	-
	Extra large round serving platter		10	I	88	902	-
	Buffet platter square 30 cm		10	I	42	424	-
	Buffet platter square 35 cm		10	I	47	477	-
	Large Cornical Platter (CGH) 40cm dia x 5cm ht		10	I	68	690	-
	Peanut Bowl Matt black		15	I	6	95	-
	Extra large rim bowl 41 cm		10	I	47	477	-
	Tea pot 50 cl		15	I	16	239	-
	Casserole with Cover 200 cl		15	I	31	477	-
	Chilli Dish 10 cm		2,058	I	3	5,351	-
	Chinese Spoon		2,058	I	3	6,421	-
	Chinese Tea Cup w Saucer		2,058	I	12	25,684	-
	Chinese Tea Pot with cover		15	I	17	255	-
	Chopsticks		2,058	I	1	2,573	-
	Chopsticks Rest		2,058	I	1	1,070	-
	Oval Platter 35.5 cm		2,058	I	6	12,842	-
	Oval Platter 40.6 cm		2,058	I	8	16,052	-
	Oval Platter 46 cm		2,058	I	8	17,123	-
	Round Coupe Plate 31 cm		2,058	I	7	13,912	-
	Round Coupe Plate 36 cm		2,058	I	8	16,052	-
	Round Rim Plate 16 cm		2,058	I	5	9,631	-
	Round Rim Plate 27 cm		2,058	I	6	12,842	-
	Shark's fin Bowl 9.5 cm		2,058	I	11	23,544	-
	Soup Cup w cover		2,058	I	8	17,123	-
	Soya Sauce bottle		15	I	4	64	-
	Soya Sauce Dish 7 cm		2,058	I	1	1,276	-
	Toothpick holder		15	I	2	24	-
	Vinegar Bottle		15	I	4	64	-
	SILVERWARE/ STAINLESS STEEL						
	Demitasse spoon		2,058	I	5	9,631	-
	Dessert Fork		2,058	I	6	12,842	-
	Dessert Knife Solid Handle		2,058	I	6	12,842	-
	Dessert Spoon		2,058	I	6	12,842	-
	Soup Spoon		2,058	I	6	12,842	-
	Table Fork		2,058	I	8	16,052	-
	Table Knife Solid Handle		2,058	I	9	19,263	-
	Teaspoon		2,058	I	3	5,351	-
	Steak Knife		2,058	I	16	32,105	-
	Bread tray		31	I	6	191	-
	Butter Cooler with serving plate		686	I	36	24,970	-
	Milk Jug 20 cl		15	I	12	191	-
	Sugar Basin without cover 25 cl		15	I	10	159	-
	Milk Jug with cover 1.5 lt		15	I	36	557	-
	Gravy Boat footed small 10 cl		686	I	12	8,561	-
	Gravy Boat footed large 30 cl		686	I	21	14,269	-
	Soup Tureen with cover 250 cl		15	I	125	1,909	-
	Punch Bowl 10 lt		15	I	57	875	-
	Candlelabra 1 arm		5	I	104	530	-
	Candlelabra 3 arm		5	I	125	636	-
	Candlelabra 5 arm		5	I	156	796	-
	Serving tongs large		15	I	12	191	-
	Serving tongs small		15	I	10	159	-
	Cake Server		15	I	16	239	-
	Water pitcher 150 cl		15	I	8	127	-
	Wine bucket		5	I	83	424	-
	Wine bucket stand		5	I	130	663	-
	Salt/Pepper s/s		10	I	57	583	-
	Ladle Large		15	I	36	557	-
	Ladle small		15	I	31	477	-
	Coffee pot		15	I	68	1,034	-
	Coffee Urns		2	I	208	318	-
	Tableware						
	Chafing Dish		10	I	160	1,632	-
	Soup Station		2	I	135	207	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Buffet Risers - assorted		2	I	83	127	-
	Bread Toaster Heavy duty		0	I	104	37	-
	Carving Boards with lamp		1	I	333	255	-
	Juice Jugs		10	I	36	371	-
	Juice dispensers		2	I	156	239	-
	Elegence Milk Can		2	I	104	159	-
	Bill Folder		1	I	12	10	-
	Service Tray round 32 cm		8	I	36	278	-
	Oval Tray		8	I	68	517	-
	Cocktail clips		1	I	12	10	-
	White/Sliver Boat		10	I	36	371	-
	Glass square bowl		5	I	23	117	-
	White vase with base		10	I	10	106	-
	Metal wired bowl		15	I	36	557	-
	White bowl with lid		15	I	36	557	-
	Teabox (for teabags, Wooden)		1	I	68	52	-
	Portable coffee machine		1	I	1,248	636	-
	Plate Covers round 30 cm		686	I	36	24,970	-
	Plate Covers Oval 37 x 28 cm		686	I	36	24,970	-
	BANQUET FURNITURE						
	Table, Executive Meeting TypeSize: 24" x 72"		10	I	104	1,061	-
	Table, Executive Meeting TypeSize: 24" x 36"		10	I	88	902	-
	Table, Round 96" Diameter		8	I	125	955	-
	Table, Round 84" Diameter		8	I	114	875	-
	Table, Round 72" diameter		8	I	114	875	-
	Table, Crescent 72" x 36"		30	I	125	3,744	-
	Table, Oval 60" x 72"		20	I	88	1,768	-
	Table, Half moon		20	I	88	1,768	-
	Performance Meeting Chair Inches:21" (W) x 27 ⅜" (D) x 37" (H)Millimeters: 532(W) x 695(		1,800	I	68	121,680	-
	Chair trolley		10	I	187	1,872	-
	VIP armchairs		40	I	239	9,568	-
	Rectangle Table Trolley		10	I	208	2,080	-
	Lazy Susan glass		100	I	68	6,760	-
	Round glass top		100	I	68	6,760	-
	Rectangle glass top		100	I	68	6,760	-
	Lazy Susan rings		100	I	33	3,328	-
	Lazy susan trolley		10	I	208	2,080	-
	Stage with reversible deck		20	I	1,560	31,200	-
	Stage with reversible deck		20	I	1,560	31,200	-
	Stage with reversible deck		20	I	1,560	31,200	-
	Stage Two Rise Step		20	I	1,872	37,440	-
	Stage 8" Wide Guard Rail		20	I	1,560	31,200	-
	Stage 4" Wide Guard Rail		20	I	1,560	31,200	-
	Stage Ramp & Guard		10	I	2,080	20,800	-
	Portable Partition		10	I	3,120	31,200	-
	Portable Dance floor		2	I	4,680	9,360	-
	Trim-right male for cam lock dance floor		1	I	5,200	5,200	-
	Trim-left for cam lock dance floor		1	I	5,200	5,200	-
	Trim-right female for cam lock dance floor		1	I	5,200	5,200	-
	Trim-left female for cam lock dance floor		1	I	5,200	5,200	-
	Dance Floor Caddy		15	I	468	7,020	-
	Hot Mobile Buffet Stations -Beijing Duck & Chinese BBQ Size: 1800 x 700 x 850mmHCode:		2	I	4,680	9,360	-
	Hot Mobile Buffet Stations -Western Style CarvingSize: 1800 x 700 x 850mmHCode: WE-1-		2	I	5,200	10,400	-
	Hot Mobile Buffet Stations -Broiler Station / Flat Griddle with ExhaustSize: 1800 x 700 x 850		2	I	5,720	11,440	-
	Hot Mobile Buffet Stations -Pasta / Noodle StationSize: 1800 x 700 x 850mmHCode: WE-1-		2	I	4,680	9,360	-
	Hot Mobile Buffet Stations -Wok Frying StationCode: WE-1-05-1-R or WE-1-05-1-C		2	I	5,720	11,440	-
	Hot Mobile Buffet Stations -Dim Sum StationCode: WE-1-06-1-R or WE-1-06-1-C		2	I	5,720	11,440	-
	Hot Mobile Buffet Stations -Induction cookingCode: WE-1-07-1-R or WE-1-07-1-C		4	I	5,720	22,880	-
	Hot Mobile Buffet Stations -Induction Chafing Dish StationCode: WE-1-08-3-R or WE-1-08-		8	I	3,640	29,120	-
	Hot Mobile Buffet Stations -Multi-purpose StationCode: WE-2-01-R		8	I	4,680	37,440	-
	Food Display StationCode: WE-3-01-1-R		6	I	4,160	24,960	-
	Sushi StationCode: WE-3-02-1-R or WE-3-02-1-C		2	I	4,160	8,320	-
	Side Station, Plain Square		6	I	468	2,808	-
	Side Station, Triangle		6	I	468	2,808	-
	Side Station, Trapeze		6	I	468	2,808	-
	Side Station, Round		6	I	468	2,808	-
	Ice Cream Station		2	I	4,680	9,360	-
	Hot Dessert Station		2	I	4,680	9,360	-
	Mobile F&B Display Unit		2	I	3,640	7,280	-
	Mobile Self Service Station		6	I	6,760	40,560	-
	Mobile Coffee / Beverage Station		3	I	4,680	14,040	-
	Baby Chairs		20	I	57	1,144	-
	Meeting Planner Office / Cart		20	I	156	3,120	-
	Executive Office Chair		20	I	364	7,280	-

	Type	Unit	Qty	Category	Unit rate	Amount Import	Amount Local
	BANQUET EQUIPMENT						
	Number stands		100	I	16	1,560	-
	Reserve Signage		50	I	10	520	-
	Tray Jack/Stand		100	I	21	2,080	-
	Table Flag		100	I	16	1,560	-
	Flagpole and accessory set		3	I	572	1,716	-
	Baby grand piano		2	I	8,320	16,640	-
	Easel stand		3	I	572	1,716	-
	Easel stand, folding		3	I	624	1,872	-
	Electronic function board		15	I	832	12,480	-
	Glass bowl (lucky draws)		3	I	260	780	-
	Standing mirrors		3	I	104	312	-
	Stanchion pole with rope		3	I	104	312	-
	Stanchion rope		3	I	104	312	-
	Signboards		3	I	239	718	-
	White Board		3	I	239	718	-
	Flipchart		3	I	270	811	-
	Wooden panel partitions		3	I	1,040	3,120	-
	Banquet Signages		3	I	572	1,716	-
	Chalkboard with various colored chalk		3	I	728	2,184	-
	Corkboard		3	I	832	2,496	-
	Anti-bacterial white tea scented towelettes		10	I	21	208	-
	Individual white tea mint packets		10	I	21	208	-
	Blue and Orange highlighters		10	I	5	52	-
	Double-sided meeting pads		10	I	21	208	-
	Westin Post It Notes		10	I	10	104	-
	Paper Clips		10	I	5	52	-
	Executive Style soft rubber grip scented pens		10	I	5	52	-
	Banquet Pens		10	I	5	52	-
	Paper clips holder		4	I	21	83	-
	Post It Pad Holder		2	I	21	42	-
	Highlighter holders		4	I	21	83	-
	Mint Holders		10	I	21	208	-
	Meeting Pads holder		10	I	21	208	-
	Glass Tea Pot as mint dispenser		5	I	26	130	-
	AUDIO VISUAL EQUIPMENT						
	Walkie Talkie		30	I	104	3,120	-
	Headset with microphone		30	I	104	3,120	-
	Spare Battery		30	I	36	1,092	-
	6-unit Charger		10	I	26	260	-
	Telephone - Corded - House phone		20	I	156	3,120	-
	Telephone Headset		20	I	36	728	-
	LCD Projector		5	I	676	3,380	-
	Microphone		20	I	104	2,080	-
	Wireless Mike (Hand held & Collar)		20	I	104	2,080	-
	Tie Clip Wireless Microphone System		3	I	1,560	4,680	-
	Floor Stand for Microphone		6	I	676	4,056	-
	Desk Stand for Microphone		30	I	125	3,744	-
	Desk Stand for Microphone		30	I	156	4,680	-
	Followspot Light		3	I	1,040	3,120	-
	Plasma TV		10	I	1,560	15,600	-
	Video Cassette Recorder		3	I	1,040	3,120	-
	Overhead Projector		5	I	1,560	7,800	-
	Slide Carousel		5	I	520	2,600	-
	Laser Pointer		10	I	10	104	-
	Profile Light		10	I	21	208	-
	Smart Light		10	I	21	208	-
	Projection Screen		15	I	364	5,460	-
	Projection Screen		5	I	2,600	13,000	-
	Video Conference		5	I	1,560	7,800	-
	DVD Player		5	I	676	3,380	-
	CD Player		5	I	676	3,380	-
	Portable Speaker		10	I	676	6,760	-
	Portable Stage Lighting		60	I	364	21,840	-
	Portable Clip lights		60	I	832	49,920	-
	Digital Video Camera		2	I	1,560	3,120	-
	Laptop		5	I	1,560	7,800	-
	Adaptor & Convertors		15	I	31	468	-
	Extension Cord		15	I	21	312	-
	Floor Podium - Contemporary		45	I	2,080	93,600	-
	Floor Podium		45	I	2,080	93,600	-
	Cover for Floor Podium (Custom Padded Nylon)		90	I	104	9,360	-
	Laptop (J.02.03.04)		3	I	1,560	4,680	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	16 mm Slide Projectors (J.02.02.04)		3	I	3,120	9,360	-
	Cassette Recorder (J.02.02.04)		3	I	3,120	9,360	-
	Podium for Small Meeting Rooms (J.02.02.04)		7	I	1,248	8,736	-
	Speakerphone (J.02.02.04)		15	I	364	5,460	-
	Simple Rear Screen Projector (J.02.02.04)		5	I	832	4,160	-
	Video Monitors and VCRs (J.02.02.04)		5	I	988	4,940	-
	Portable Sound (PA) System (J.02.02.04)		5	I	1,248	6,240	-
	Microphone with Mixers (J.02.02.04)		5	I	1,248	6,240	-
	Staging, Pipe and Drape (J.02.02.04)		5	I	1,560	7,800	-
	5-Disc CD Changer (J.02.02.04)		5	I	582	2,912	-
	Simultaneous Translation Equipment (J.02.03.06)		3	I	3,120	9,360	-
	Slide Projector Dissolve System (J.02.03.06)		3	I	3,640	10,920	-
	Sophisticated Rear Screen Projector/Video/Film Setups (J.02.03.06)		3	I	5,200	15,600	-
	LINEN						
	4' Wide x 16" - 24" adjustable drape		10	I	156	1,560	-
	4' Wide x 24" - 32" adjustable drape		10	I	187	1,872	-
	4' Wide x 8" Long Drape		10	I	208	2,080	-
	8' Wide x 24" Long drape		10	I	229	2,288	-
	Garment Racks		10	I	364	3,640	-
	Glass Cloth, green		65	I	104	6,760	-
	Meeting room receptions cover (Fitted)		15	I	104	1,560	-
	Napkin 22" x 22", Black		2,058	I	12	25,684	-
	Napkin 22" x 22", White		2,058	I	12	25,684	-
	Panel/Partition cover(Semi-fitted)		15	I	125	1,872	-
	Plastic Clips		500	I	1	520	-
	Red Carpet for VIP		15	I	364	5,460	-
	Side Station Cover (Fitted)		30	I	104	3,120	-
	Stage Curtain, Made to Measure		100	I	520	52,000	-
	Table Cloth 130" x 98", Black		10	I	52	530	-
	Table Cloth 54" x 90", White		10	I	47	477	-
	Table Cloth 72" x 72", Red		10	I	52	530	-
	Table Cloth 72" x 72", White		10	I	52	530	-
	Table Cloth 90" x 90", Black		10	I	52	530	-
	Table Cloth 90" x 90", Gold		10	I	52	530	-
	Table Cloth 90" x 90", White		10	I	52	530	-
	Table Cloth/underlay, White		10	I	36	371	-
	Tray Jack Cover(Fitted)		10	I	52	530	-
	Trolley for table linens		15	I	156	2,340	-
	Velcro Hook Tape by the roll, 3/4"		15	I	364	5,460	-
	BAR EQUIPMENT						
	Blenders		2	I	1,040	2,080	-
	Juicers		2	I	832	1,664	-
	Cocktail Shakers		8	I	88	707	-
	Jiggers		8	I	26	208	-
	Transport Trolley		2	I	364	728	-
	Condiment Dispenser		5	I	16	78	-
	Utility Scoop		5	I	5	26	-
	Pail		5	I	10	52	-
	Cocktail Strainer		5	I	5	26	-
	Bar Spoon		10	I	2	21	-
	Glass Rimmer		10	I	2	21	-
	Garbage Bins w/cover		5	I	26	130	-
	Cutting Board		5	I	10	52	-
	Wine Opener		10	I	10	104	-
	Can Opener		5	I	3	16	-
	Speed Pourer		5	I	10	52	-
	Speed Pourer (Posipour 25ml)		5	I	10	52	-
	Speed Pourer (Posipour 30ml)		5	I	10	52	-
	Cutting Knife		5	I	21	104	-
	Garnishes Box		5	I	16	78	-
	Aero Liner		5	I	10	52	-
	Speed Wine opener		5	I	16	78	-
	Portable Bar		3	I	3,640	10,920	-
	Etagere		3	I	208	624	-
	Ice Caddy		6	I	520	3,120	-
	Portable Bar Carpet		3	I	312	936	-
	STEWARDING						
	Clean Dish Carts		3	I	208	530	-
	Bussing Trolley Low		1	I	229	233	-
	Bussing Trolley High		1	I	270	276	-
	Glass Racks		10	I	88	902	-
	Glass Rack Dolleys		10	I	88	902	-
	Flatware Containers		8	I	88	676	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Chinaware Containers		8	I	88	676	-
	Garbage bins w/cover and pedal large		1	I	68	52	-
	Garbage bins w/cover and pedal small		1	I	57	44	-
	Mop bucket with wringer		1	I	31	24	-
	Oval Tray Rack-&-Roll (Queen Mary)		1	I	520	265	-
	High pressure floor cleaner		0.1	I	1,560	159	-
	Heavy duty floor scrubber		0.1	I	1,560	159	-
	OTHERS						
	White Gloves		69	I	2	107	-
	White Gloves		69	I	3	214	-
	Thumb Drive 8GB		2	I	16	24	-
	WhiteBoard Erasers		2	I	2	2	-
	WhiteBoard Marker - Black		2	I	1	2	-
	WhiteBoard Marker - Blue		2	I	1	2	-
	WhiteBoard Marker - Green		2	I	1	2	-
	WhiteBoard Marker - Red		2	I	1	2	-
	WhiteBoard Marker Wipe		2	I	2	2	-
	VIP/red carpet		1	I	364	186	-
	In Room Dining						
	GLASSWARE						
	Brandy 27 cl		223	I	10	2,319	-
	Champagne Flute 18 cl		223	I	12	2,783	-
	Hi Ball 33 cl		446	I	4	1,855	
	Old Fashioned 30 cl		223	I	6	1,276	-
	Pilsner 39 cl		223	I	5	1,160	-
	Wine Glass 31 cl		223	I	13	2,899	-
	Tall and Sexy		223	I	10	2,319	-
	Martini Glass		223	I	9	1,971	-
	Jam and butter tray		223	I	13	2,899	-
	Tea Pot -infuser		223	I	19	4,175	-
	CHINAWARE						
	Coffee Cup 20 cl		491	I	3	1,276	-
	Coffee Saucer 14 cm		491	I	1	613	-
	Creamer 15 cl		491	I	2	765	-
	Creamer 30 cl		491	I	2	1,020	-
	Sugar Bowl		491	I	3	1,531	-
	Demi Tasse Cup 13 cl		491	I	2	765	-
	Demi Tasse Saucer		491	I	1	510	-
	Dessert/Appertiser Plate 23 cm		491	I	4	1,786	-
	Dinner Plate 30 cm		491	I	4	1,786	-
	Egg Cup		491	I	2	1,020	-
	Pasta Plate 30 cm		491	I	5	2,551	-
	Side Plate 18 cm		491	I	3	1,276	-
	Soup Cup Saucer		491	I	2	765	-
	Soup Cup w/handles 28 cl		491	I	3	1,325	
	Soup Plate 23 cm		491	I	4	1,786	-
	Sauce Boat		491	I	3	1,531	-
	Condiment Dish		491	I	3	1,531	-
	Salt / Pepper Shaker		491	I	3	1,531	-
	Cereal Bowl		491	I	3	1,531	-
	Coffee Pot 60cl		491	I	16	7,653	-
	Coffee Pot w/ Metal Lid 30 cl		491	I	36	17,858	-
	Tea Pot 35 cl		491	I	26	12,756	-
	Tea Pot 65 cl		491	I	36	17,858	-
	Spare lid for Coffee Pot 60cl		669	I	2	1,392	-
	Spare lid for Coffee Pot w/ Metal Lid		669	I	2	1,392	-
	Spare lid for Tea Pot 35 cl		669	I	2	1,392	-
	Spare lid for Tea Pot 65 cl		669	I	2	1,392	-
	Table Vase		491	I	3	1,531	-
	Coffee mug		491	I	5	2,551	-
	Chilli Dish 10 cm		491	I	3	1,276	-
	Chinese Spoon		491	I	3	1,531	-
	Chopsticks		491	I	1	613	-
	Soya Sauce Dish 7 cm		491	I	1	304	-
	Square Divided Dish		491	I	1	510	-
	Toothpick holder		491	I	2	765	-
	Vinegar Bottle		491	I	4	2,041	-
	SILVERWARE/STAINLESS STEEL						
	Demitasse spoon		491	I	5	2,296	-
	Dessert Fork		491	I	6	3,061	-
	Dessert Knife Solid Handle		491	I	6	3,061	-
	Dessert Spoon		491	I	6	3,061	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Soup Spoon		491	I	6	3,061	-
	Steak Knife		491	I	16	7,653	-
	Table Fork		491	I	8	3,827	-
	Table Knife Solid Handle		491	I	9	4,592	-
	Table Spoon		491	I	4	2,041	-
	Teaspoon		491	I	3	1,276	-
	Iced Teaspoon		491	I	3	1,531	-
	Oil & Vinegar Set		491	I	16	7,653	-
	Wine bucket		134	I	83	11,132	-
	Wine bucket stand		134	I	130	17,394	-
	Serving tongs		491	I	10	5,102	-
	Water Pitcher		491	I	8	4,082	-
	TABLEWARE						
	Wooden Tray (For service)		50	I	47	2,340	-
	Food Warmers		50	I	728	36,400	-
	Module II Caddy with Power Board		50	I	884	44,200	-
	Free Fold Service Trolleys		50	I	676	33,800	-
	Refreshment Centre CART		10	I	676	6,760	-
	Bread Basket (Small)		223	I	10	2,319	-
	Bread Basket (Large)		223	I	16	3,479	-
	Bread Knife		446	I	6	2,783	-
	Cutting / Kitchen Knife		4	I	16	62	-
	Coffee Machine Fresh Grind		2	I	884	1,768	-
	Bread Toaster domestic		50	I	208	10,400	-
	Bread Toaster heavy duty		2	I	468	936	-
	Microwave Oven		2	I	676	1,352	-
	Child's Set 4Pcs		45	I	57	2,551	-
	LINEN						
	Table Cloth		50	I	52	2,600	-
	Napkin		446	I	12	5,566	-
	Traymat / tray liner		50	I	10	520	-
	Trolley Overlay		50	I	36	1,820	-
	Rubber Trolley Underlay		50	I	31	1,560	-
	BAR EQUIPMENT						
	Blenders		2	I	676	1,352	-
	Juicers		2	I	1,248	2,496	-
	Cocktail Shakers		4	I	88	354	-
	Cocktail Shakers - small		4	I	68	270	-
	Stirrer		4	I	10	42	-
	Jiggers		4	I	26	104	-
	Transport Trolley		2	I	364	728	-
	Condiment Dispenser		5	I	16	78	-
	Utility Scoop		5	I	5	26	-
	Pail		5	I	10	52	-
	Cocktail Strainer		5	I	5	26	-
	Bar Spoon		5	I	2	10	-
	Glass Rimmer		10	I	2	21	-
	Garbage Bins w/cover		2	I	26	52	-
	Cutting Board		4	I	10	42	-
	Wine Opener		10	I	10	104	-
	Can Opener		5	I	3	16	-
	Speed Pourer		5	I	10	52	-
	Speed Pourer (Posipour 25ml)		5	I	10	52	-
	Speed Pourer (Posipour 30ml)		5	I	10	52	-
	Cutting Knife		5	I	21	104	-
	Garnishes Box		4	I	16	62	-
	Aero Liner		5	I	10	52	-
	Grange Grill						
	Ice Tea and Latte spoon		37	I	5	192	-
	Demitasse spoon		122	I	5	571	-
	Appetizer / DessertFork		163	I	5	763	-
	Dessert Spoon		163	I	16	2,543	-
	Steak Knife		98	I	16	1,529	-
	Appetizer Knife SolidHandle		163	I	16	2,543	-
	Table Fork		204	I	8	1,591	-
	Table Knife Solid Handle		204	I	9	1,909	-
	Table Spoon		77	I	4	320	-
	fish fork		26	I	8	203	-
	Lobster picks		15	I	4	60	-
	Coffee Latte set saucer		46	I	21	957	-
	Candelabra BASIC		15	I	104	1,560	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	Lobster crackers		15	I	8	120	-
	Bread tray/basket		46	I	10	478	-
	rectangle steel tray		15	I	26	390	-
	Stainless pepperEach		46	I	26	1,196	-
	Parmesan cheese grater special		8	I	8	64	-
	Ice bucket with tongs special		8	I	135	1,082	-
	Lemon Squeezer		3	I	4	12	-
	Jiggers 25ml and		3	I	26	78	-
	SS Pail		3	I	10	31	-
	Cocktail Strainer		2	I	5	10	-
	Bar Spoon		3	I	2	6	-
	Punch Bowl small		3	I	24	72	-
	Punch Bowl Large		2	I	57	114	-
	Oyster fork		36	I	8	281	-
	Demitasse spoon		26	I	5	122	-
	Thermo pot for Coffee 400mlShinny Finish		15	I	24	360	-
	steel water jug		15	I	8	125	-
	Water Glass 30cl Special type		71	I	3	207	-
	Beer Glass Wheat		26	I	4	108	-
	liqueur glass		26	I	21	541	-
	Port/Sherry		7	I	8	58	-
	Wine Decanter		92	I	208	19,136	-
	Old fashioned		26	I	3	76	-
	Special glass type ice tea		92	I	16	1,472	-
	Hi-Ball 24cl size		122	I	4	508	-
	Champagne Flute		153	I	12	1,830	-
	Wine Glass Red cabernet		122	I	17	2,094	-
	Wine Glass Whitesv blanc		41	I	13	533	-
	Wine Glass Dessert/sweet		46	I	13	598	-
	Wine glass Premium bordeaux		46	I	42	1,914	-
	Wine glass Premium bourgoine		3	I	42	125	-
	paloma decanter		7	I	208	1,456	-
	fire decanter		41	I	208	8,528	-
	Wine Glass White		122	I	13	1,586	-
	grange show plate		153	I	21	3,182	-
	grange towel plate		153	I	8	1,224	-
	glass in glass cocktail		71	I	21	1,477	-
	Coffee Cup 19cl		133	I	3	346	-
	Saucer for Coffee Cup		153	I	1	191	-
	Espresso Cup 10cl		46	I	3	120	-
	Espresso Saucer		46	I	1	58	-
	Creamer (M) 18cl		31	I	2	48	-
	Plate 16cm		153	I	3	398	-
	Tray		26	I	47	1,217	-
	Tray stand		13	I	676	8,788	-
	service Tray		26	I	47	1,217	-
	salt shaker electric		61	I	40	2,440	-
	pepper shaker electric		61	I	40	2,440	-
	mustard pot		41	I	16	656	-
	childrens set cup		20	I	14	286	-
	childrens set bowl		20	I	14	286	-
	childrens set fork		20	I	14	286	-
	childrens set spoon		20	I	14	286	-
	childrens set knife		20	I	14	286	-
	childrens set plate		20	I	14	286	-
	charred breadboard		7	I	40	280	-
	mustard selection pot		5	I	24	120	-
	Plate 29cm		122	I	21	2,538	-
	Plate 26cm		61	I	21	1,269	-
	Plate 21cm		122	I	21	2,538	-
	Pasta Plate 27.5cm		41	I	21	853	-
	salad bowl 14cm		51	I	10	530	-
	rectangular plate 10"		41	I	21	853	-
	oval plate 8"		41	I	26	1,050	-
	round top bowl 11*8*4CM		51	I	24	1,224	-
	square plate 27CM		41	I	21	853	-
	10" soup bowl		41	I	8	328	-
	sauce boat		20	I	4	80	-
	triangular bowl 15.5CM		20	I	16	320	-
	bowl 9.5cm		51	I	8	408	-
	chopshop plate large		41	I	21	853	-
	SQUARE PLATE, SLATE		20	I	200	4,000	-
	charred breadboard		26	I	40	1,040	-
	Five Senses						
	Dessert Spoon		100	I	6	624	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	wmf teaspoon		74	I	3	192	-
	buffet serving spoon		120	I	10	1,152	-
	Teaspoon		74	I	3	192	-
	Appetizer / Dessert Fork,Bistro		240	I	6	1,498	-
	Table Fork,Taika		150	I	8	1,170	-
	Table Knife Solid Handle,Taika		150	I	9	1,404	-
	Serving tongs large		10	I	12	120	-
	Serving tongs small specail		10	I	10	104	-
	Lobster crackers		30	I	8	240	-
	Ladle Sauce large		20	I	8	160	-
	Wine bucket special		15	I	83	1,248	-
	Serving Spoons		45	I	6	281	-
	Punch Bowl small		7	I	24	168	-
	Punch Bowl Large		2	I	57	114	-
	Thermo pot for Coffee 1000mlShinny Finish		15	I	58	869	-
	Thermo pot for tea 400ml MatFinish		10	I	36	364	-
	Thermo pot for tea 700ml MatFinish		10	I	41	406	-
	steel water jug		15	I	116	1,740	-
	Wine Glass Red 25cl		180	I	17	3,089	-
	Wine Glass White 25cl		180	I	13	2,340	-
	Champagne Flute Premium		60	I	19	1,123	-
	Wine Decanter		10	I	208	2,080	-
	Martini		36	I	19	674	-
	Beer Glass		100	I	16	1,560	-
	Special glass type ice tea		45	I	16	720	-
	Hi Ball		120	I	10	1,248	-
	Wine Glass Red		30	I	17	515	-
	Wine Glass White		30	I	13	390	-
	Zen5es showplate (purple)		120	I	20	2,400	-
	Zen5es showplate (green)		25	I	20	500	-
	Zen5es showplate (blue)		12	I	20	240	-
	Zen5es showplate (orange)		12	I	20	240	-
	Zen5es showplate (red)		12	I	20	240	-
	Zen5es ashtray (purple)		8	I	80	640	-
	Zen5es ashtray (green)		8	I	80	640	-
	Zen5es ashtray (blue)		8	I	80	640	-
	Zen5es ashtray (orange)		8	I	80	640	-
	Zen5es ashtray (red)		8	I	80	640	-
	Zen5es towel dish (purple)		150	I	12	1,800	-
	Zen5es towel dish (green)		30	I	12	360	-
	Zen5es towel dish (blue)		23	I	12	276	-
	Zen5es towel dish (orange)		23	I	12	276	-
	Zen5es towel dish (red)		23	I	12	276	-
	liquor wine divider		100	I	16	1,600	-
	Maotai liquor glass cup (small)		160	I	8	1,280	-
	13cm spoon		450	I	3	1,404	-
	3 pc tea set		150	I	4	600	-
	S-shaped dish two grid		300	I	1	282	-
	S-shaped dish three grid		150	I	2	360	-
	salt \ pepper shakers		45	I	26	1,170	-
	sauce bottle		15	I	4	62	-
	Toothpick cup (D side)		75	I	2	117	-
	bone plate		300	I	2	600	-
	4" japanese style bowl		300	I	2	600	-
	round food cover		60	I	36	2,184	-
	black rectangular tray		10	I	36	364	-
	black oval tray		24	I	68	1,622	-
	service Tray		24	I	36	874	-
	black chopsticks		300	I	1	375	-
	Plate 29cm		33	I	9	288	-
	Plate 28cm		22	I	6	132	-
	Plate 26cm		53	I	5	289	-
	Pasta Plate 27.5cm		9	I	5	49	-
	Soup Plate 23cm		1	I	5	5	-
	triangular plate 27cm		10	I	7	71	-
	23cm plate		250	I	10	2,600	-
	26cm plate		180	I	12	2,160	-
	9" abalone plate		20	I	10	208	-
	12" abalone plate		20	I	14	272	-
	14" abalone plate		30	I	16	480	-
	20.5cm soup bowl		60	I	18	1,104	-
	46cm fish plate		30	I	8	250	-
	4" bowl		200	I	18	3,640	-
	7.5" bowl		50	I	14	683	-
	shark fin bowl		215	I	11	2,460	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	double ear soup bowl		150	I	4	600	-
	plate 9.5"		8	I	11	88	-
	plate 11.5"		28	I	13	372	-
	plate 12"		3	I	14	42	-
	triangular plate 10"		19	I	7	125	-
	oval plate 11.5"		6	I	7	40	-
	oval plate 13.5"		5	I	8	42	-
	oval plate 13"		51	I	8	430	-
	bowl 14"		1	I	9	9	-
	olive bowl 16"		1	I	12	12	-
	salad bowl 5.5"		5	I	47	234	-
	shark fin bowl with cover 12"		20	I	31	624	-
	square plate		20	I	5	94	-
	triangular bowl 28CM		6	I	8	48	-
	sandwich plate 10"		15	I	5	78	-
	retangular plate 9"		20	I	4	80	-
	sandwich plate 12"		3	I	6	19	-
	coffee cup and saucer		35	I	4	135	-
	square plate 27CM		20	I	4	73	-
	long square plate 28*23CM		20	I	5	109	-
	fish soup bowl 13CM		50	I	11	572	-
	soup bowl		150	I	11	1,716	-
	big saucer		20	I	8	160	-
	small saucer		20	I	4	80	-
	pudidng bowl 11.5cm		50	I	10	480	-
	wave bowl 10.5cm		50	I	15	744	-
	bowl 10"		43	I	22	946	-
	bowl 11CM		2	I	10	19	-
	triangular plate		43	I	8	344	-
	23cm plate		30	I	3	94	-
	10CM plate		30	I	1	41	-
	25cm soup bowl		30	I	11	343	-
	25.5cm soup bowl		11	I	11	126	-
	14" soup bowl		35	I	15	534	-
	16" soup bowl		8	I	24	191	-
	abalone plate 1 / 9"		60	I	10	624	-
	5.5" birdnest bowl		30	I	4	120	-
	soup bowl with saucer and cover		35	I	31	1,092	-
	10" round plate		51	I	8	424	-
	11" rectangular plate		50	I	8	416	-
	rectangular plate		38	I	8	316	-
	30cm Round Buffet Platter		31	I	42	1,290	-
	27cm Esprit Dinner Plate		17	I	4	62	-
	23cm Esprit Meat Plate		15	I	4	55	-
	30cm Oval Plate		17	I	8	141	-
	27cm Deep Plate		20	I	8	166	-
	12cm Square Esprit Tray		4	I	18	74	-
	14cm Fruit Bowl		1	I	6	6	-
	6.25X4" bowl		5	I	6	31	-
	11.75" rectangular plate		17	I	8	141	-
	FORM PLASTIC LID 51x15cm		1	I	8	8	-
	PLATFORM 21x18cm		5	I	16	80	-
	chopshop plate large		1	I	24	24	-
	chopshop plate small		4	I	16	64	-
	14" long rectangular plate		20	I	10	198	-
	high base plate		15	I	14	216	-
	"buddha jump over the wall" bowl		30	I	16	480	-
	bowl		30	I	4	120	-
	birdnest bowl		20	I	4	80	-
	12" bowl		20	I	11	229	-
	Kitchen Utensils						
	INDUCTION COOKER 2,5KW		4	I	536	2,143	-
	WOK NON STICK		8	I	13	106	-
	DEEP SAUCE PAN WITHOUT LID SS		16	I	20	321	-
	DEEP SAUCEPAN W/O LID INDUCTIO 2,2LTR		16	I	10	155	-
	DEEP SAUCEPAN W/O LID INDUCTIO 3,1LTR		16	I	11	178	-
	DEEP SAUCEPAN W/O LID INDUCTIO 4,1LTR		16	I	13	211	-
	SHALLOW SAUCE PAN W/O LID INDU 4,7LTR		16	I	16	251	-
	DEEP SAUCEPAN W/O LID INDUCTIO 10,5LTR		16	I	22	360	-
	SHALLOW SAUCE PAN W/O LID INDU 2,8LTR		10	I	12	116	-
	SHALLOW SAUCE PAN W/O LID INDU 4,7LTR		10	I	16	157	-
	SAUTEUSE SS INDUCTION		10	I	12	122	-
	SAUTEUSE SS INDUCTION		10	I	15	154	-
	FRYING PAN ALUM/NON-STICK 20CM		15	I	13	197	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	FRYING PAN ALU/NON-STICK 24CM		15	I	15	219	-
	BRAZIER WITHOUT LID SS INDUCTI 7,4LTR		15	I	21	322	-
	BRAZIER WITHOUT LID INDUCTION 12LTR		15	I	30	446	-
	BRAZIER WITHOUT LID INDUCTION 23,9LTR		15	I	50	755	-
	BRAZIER WITH LID SS		15	I	22	327	-
	DEEP SAUCE POT W/O LID INDUCTI 6,8LTR		10	I	18	183	-
	DEEP SAUCE POT W/O LID INCUCT 15,3LTR		10	I	33	334	-
	DEEP SAUCE POT W/O LID INCUCTI 22,4LTR		10	I	41	413	-
	DEEP SAUCE POT W/O LID INDUCTI 31,4LTR		5	I	55	274	-
	DEEP SAUCE POT W/O LID INDUCTI 10,5LTR		10	I	24	240	-
	DEEP SAUCE POT W/O LID INCUCT 15,3LTR		10	I	33	334	-
	DEEP SAUCE POT W/O LID INCUCTI 22,4LTR		5	I	41	207	-
	DEEP SAUCE POT W/O LID INDUCTI 35LTR		8	I	61	491	-
	STOCKPOT W/O LID INDUCTION 8,8LTR		6	I	21	124	-
	STOCKPOT WITHOUT LID SS INDUCT 25LTR		6	I	42	251	-
	STOCKPOT WITHOUT LIDINDUCTION 35,6LTR		6	I	50	303	-
	LID		15	I	7	104	-
	LID		15	I	13	188	-
	ROASTING PAN FIXED HANDLE SS		10	I	59	589	-
	ROASTING PAN FIXED HANDLE SS		10	I	76	756	-
	ROASTING PAN SS		20	I	32	636	-
	STEAM SHELF S/S		4	I	33	133	-
	STEAM SHELF S/S		4	I	42	166	-
	FISH KETTLE+DRAINER+COVER STST		6	I	49	291	-
	RESTAURANT PAN STEEL 20CM		10	I	8	75	-
	RESTAURANT PAN STEEL 24CM		10	I	8	84	-
	RESTAURANT PAN STEEL 28CM		10	I	10	98	-
	BLINIS PAN		5	I	3	17	-
	PAELLAPAN WITH 2 HANDLES WHITE STEEL		2	I	38	75	-
	FRYING POT WITHOUT BASKET		4	I	16	62	-
	FRYING PAN S/S-NON STICK INDU		5	I	18	92	-
	FRYING PAN S/S-NON STICK INDU		5	I	21	106	-
	FRYING PAN S/S-NON STICK INDU		2	I	25	50	-
	FRYING-PAN OVAL AMU/NON-STICK		4	I	17	70	-
	SAUTEUSE SS INDUCTION		10	I	12	122	-
	SAUTEUSE SS INDUCTION		12	I	12	146	-
	FRYING-PAN OVAL AMU/NON-STICK		7	I	17	122	-
	BLINIS FRYING PAN - NON-STICK		2	I	4	8	-
	CLEARING TRAY STAINLESS STEEL		16	I	7	117	-
	CLEARING TRAY STAINLESS STEEL		16	I	12	195	-
	CLEARING TRAY		16	I	28	442	-
	CLEARING PAIL		20	I	18	357	-
	CLEARING PAIL		10	I	26	264	-
	KITCHEN BOWL 1L		20	I	3	58	-
	KITCHEN BOWL 2LTR		20	I	4	82	-
	KITCHEN BOWL 6LTR		20	I	8	154	-
	KITCHEN BOWL 11LTR		10	I	13	130	-
	KITCHEN BOWL 14LTR		5	I	13	67	-
	COLANDER WITH 2 HANDLES		5	I	32	162	-
	COLANDER WITH 2 HANDLES		6	I	5	29	-
	STRAINER		15	I	21	318	-
	STRAINER		15	I	24	362	-
	KITCHEN SALT SHAKER S/S		6	I	3	16	-
	SUGAR DREDGER S/S		6	I	3	16	-
	CHEESE OR BOUILLON CLOTH		20	I	33	663	-
	CONICAL STRAINER		6	I	4	24	-
	CONICAL STRAINER		4	I	6	26	-
	CONICAL STRAINER		4	I	7	29	-
	SOUP STRAINER		12	I	4	47	-
	SOUP STRAINER		10	I	5	53	-
	SOUP STRAINER		8	I	8	63	-
	SOUP STRAINER WOODEN HANDLE TI		6	I	3	19	-
	CARVING BOARD WHITE		10	I	8	84	-
	CARVING BOARD WHITE, NO GROOVE		10	I	13	129	-
	WHITE CUTTING BOARD PLAIN 60X40X2CM		10	I	18	179	-
	CARVING BOARD RED - NO GROOVE		15	I	12	185	-
	RED CUTTING BOARD PLAIN 60X40X2CM		15	I	18	269	-
	CARVING BOARD BLUE - NO GROOVE		15	I	12	185	-
	BLUE CUTTING BOARD PLAIN 60X40XCM		10	I	18	179	-
	CARVING BOARD YELLOW-NO GROOVE		10	I	12	123	-
	YELLOW CUTTING BOARD PLAIN 60X40X2CM		12	I	18	215	-
	CARVING BOARD GREEN NO GROOVE		19	I	12	234	-
	GREEN CUTTING BOARD PLAIN 60X40X2CM		13	I	18	233	-
	CARVING BOARD BROWN -NO GROOVE		12	I	12	148	-
	BROWN CUTTING BOARD PLAIN 60X40X2CM		12	I	18	215	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	HOLDER FOR MEATBLOC		16	I	10	166	-
	PLANE FOR CARVING BOARD		6	I	31	188	-
	GASTRONORM INSERT 2/140MM		20	I	16	312	-
	GASTRONORM INSERT 2/1 65MM		20	I	19	386	-
	GASTRONORM INSERT 1/1 65MM		30	I	8	237	-
	GASTRONORM INSERT 1/1 100MM		30	I	10	298	-
	GASTRONORM INSERT 1/1 150MM		30	I	15	456	-
	GASTRONORM INSERT 1/1 200MM		25	I	16	407	-
	LID 1/1		30	I	6	182	-
	GASTRONORM INSERT 1/2 65MM		30	I	5	138	-
	GASTRONORM INSERT 1/2 100MM		30	I	5	160	-
	GASTRONORM INSERT 1/2 150MM		30	I	9	258	-
	GASTRONORM INSERT 1/2 150MM		30	I	9	258	-
	LID 1/2		48	I	3	166	-
	GASTRONORM INSERT 1/3 65MM		20	I	3	65	-
	GASTRONORM INSERT 1/3 100MM		20	I	5	95	-
	GASTRONORM INSERT 1/3 150MM		15	I	7	105	-
	GASTRONORM INSERT 1/3 200MM		15	I	8	124	-
	LID 1/3		15	I	3	39	-
	GASTRONORM INSERT 1/4 65MM		20	I	3	55	-
	GASTRONORM INSERT 1/4 100MM		20	I	4	80	-
	GASTRONORM INSERT 1/4 150MM		20	I	6	117	-
	LID 1/4		40	I	2	98	-
	GASTRONORM INSERT 1/6 65MM		20	I	2	45	-
	GASTRONORM INSERT 1/6 100MM		20	I	3	61	-
	GASTRONORM INSERT 1/6 150MM		20	I	4	88	-
	LID 1/6		40	I	1	59	-
	GASTRONORM INSERT 1/9 65MM		20	I	2	33	-
	GASTRONORM INSERT 1/9 100MM		30	I	3	80	-
	LID 1/9		35	I	1	38	-
	GRATE 2/1-S/S		6	I	10	62	-
	GRATE 1/1-S/S		6	I	5	31	-
	PERFORATED CONTAINER 1/1 100		15	I	10	150	-
	PERFORATED CONTAINER 1/1 150		10	I	15	146	-
	PERFORATED CONTAINER 1/2 100		10	I	6	60	-
	PERFORATED CONTAINER 1/2 150		10	I	9	93	-
	PERFORATED CONTAINER 2/1-20		50	I	18	922	-
	PERFORATED CONTAINER 1/1 65		22	I	8	174	-
	MOBILE PLATE RACK		4	I	552	2,209	-
	BAIN-MARIE 13L "A PAN" 24X24X23,5CM		10	I	53	529	-
	BAIN-MARIE 9L "A PAN" 24X24X16CM		10	I	39	385	-
	BAIN-MARIE 4L "A PAN" 24X24X7,5CM		20	I	26	529	-
	BAIN-MARIE 5L "B PAN" 15,5X15,5X23,5CM		20	I	30	609	-
	BAIN-MARIE 3,5L "B PAN" 15,5X15,5X16CM		20	I	26	511	-
	BAIN-MARIE 1,5L "B PAN" 15,5X15,5X7,5CM		20	I	19	379	-
	BAIN-MARIE 2,5L "C PAN" 15,5X10,5X16CM		20	I	23	459	-
	BAIN-MARIE 1L "C PAN" 15,5X10,5X7,5CM		20	I	18	351	-
	BAIN-MARIE 0,5L "C PAN" 15,5X10,5X5,5CM		20	I	15	305	-
	LID "B PAN"		20	I	9	173	-
	LID "A PAN"		20	I	11	218	-
	WHISK S/S HANDLE		10	I	2	21	-
	WHISK S/S HANDLE		10	I	2	21	-
	WHISK S/S HANDLE		10	I	2	23	-
	WHISK S/S HANDLE		10	I	3	27	-
	BALLOON WHISK		10	I	25	249	-
	WHISK S/S HANDLE		10	I	2	21	-
	SERVING SPOON - BLACK 03		20	I	1	25	-
	LADLE		20	I	2	49	-
	LADLE		20	I	3	69	-
	LADLE		20	I	4	80	-
	LADLE		10	I	5	47	-
	LADLE		20	I	6	114	-
	LADLE		20	I	20	405	-
	SKIMMER		10	I	2	20	-
	SKIMMER		10	I	2	25	-
	SKIMMER		10	I	4	36	-
	SKIMMER		10	I	12	121	-
	SAUCE LADLE STRAIGHT		15	I	5	80	-
	BASTING SPOON LEFT HANDED S/S		10	I	5	53	-
	WALL HANGER 60CM		10	I	10	103	-
	WIRE SKIMMER		10	I	2	15	-
	WIRE SKIMMER		10	I	10	100	-
	BIRD'S NEST WIRE		10	I	11	108	-
	REDUCING SPATULA - S/S		10	I	15	145	-
	REDUCING SPATULA - S/S		10	I	15	145	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	WHISK		5	I	54	269	-
	GIANT LADLE		5	I	30	151	-
	LADLE		5	I	6	29	-
	WALL RACK HOLDER FOR LARGER SPATULAS		4	I	49	198	-
	STEAK TONGS STAINLESS STEEL		10	I	32	320	-
	SALAD TONG		25	I	1	26	-
	SERVING TONG		15	I	1	22	-
	SERVING SPOON PERFORATED 26CM		11	I	6	69	-
	BAKING SPATULA 15X8CM		7	I	8	57	-
	PERFORATED HAMBURGER TURNER		7	I	1	9	-
	SPATULA		7	I	4	31	-
	PERFORATED SPATULA		16	I	1	16	-
	SERVER PLAIN		7	I	5	34	-
	FISH SPATULA PERFORATED		8	I	6	50	-
	FLOUR SCOOP ALUMINIUM		12	I	2	26	-
	FLAT PASTRY BRUSH		15	I	2	32	-
	FLAT PASTRY BRUSH		15	I	2	35	-
	FLAT PASTRY BRUSH		10	I	3	30	-
	FONDANT FUNNEL		5	I	60	299	-
	STAND F/FONDANT FUNNEL		5	I	9	44	-
	FOUR SIDED GRATER		10	I	2	21	-
	NUTMEG GRATER		5	I	1	6	-
	LEMON GRATER		10	I	3	33	-
	GRADUATED MEASURE 1L		10	I	4	45	-
	GRADUATED MEASURE 2LTR		10	I	9	87	-
	METAL BLOCK BRUSH		10	I	12	117	-
	FRUIT PRESS		10	I	11	106	-
	EGG SLICER		5	I	4	20	-
	EGG SLICER 6 PARTS		10	I	5	49	-
	GARLIC PRESS		5	I	2	10	-
	RADISH DECORATOR		5	I	7	33	-
	OLIVE STONER		5	I	5	24	-
	PINEAPPLE CORER, PLASTIC HANDL		5	I	7	33	-
	DOUGH CUTTER PLAIN		5	I	3	16	-
	SALAD DRYER 20L		2	I	78	157	-
	TIN OPENER		10	I	42	425	-
	SPARE KNIFE		10	I	3	25	-
	COG WHEEL		10	I	4	41	-
	VEGETABLE SLICER "LE ROUET"		5	I	132	658	-
	MANDOLINE S/S		5	I	64	322	-
	SLICER		5	I	16	81	-
	DIGIT. THERMOMETER		6	I	18	108	-
	SCALE ELECTRONICAL PROFESSION.		5	I	96	482	-
	BIRDS BEAK PEELING KNIFE BLACK		20	I	1	26	-
	POTATO PEELER		20	I	1	26	-
	WAVY EDGE KNIFE BLACK		20	I	1	28	-
	WAVY EDGE KNIFE BLACK		20	I	1	28	-
	CHEF'S KNIFE 16CM		20	I	6	127	-
	SLICING KNIFE ROUNDED 31CM		20	I	13	251	-
	SLICING KNIFE WAVY EDGE 25CM		20	I	11	220	-
	BREAD KNIFE SERRATED		18	I	5	87	-
	SLICING KNIFE FLUTED		10	I	15	148	-
	KITCHEN FORK		8	I	11	91	-
	KITCHEN FORK		18	I	4	80	-
	KITCHEN FORK		18	I	4	80	-
	PIZZA KNIFE		2	I	2	4	-
	MEAT TENDERISER		5	I	5	23	-
	BUTCHER'S SAW		1	I	10	10	-
	SPARE BLADE		1	I	2	2	-
	CLEAVER SMALL		2	I	13	27	-
	FILLETING KNIFE		2	I	6	11	-
	BONING KNIFE 13CM		3	I	6	17	-
	BONING KNIFE 16CM		2	I	7	13	-
	BONING KNIFE STRAIGHT		2	I	8	16	-
	SAUSAGE TYING KNIFE		2	I	6	11	-
	SOFT CHEESE KNIFE		7	I	6	44	-
	CHEESE KNIFE ETCHED		6	I	31	183	-
	METAL MESH GLOVE - MEDIUM		1	I	69	69	-
	METAL MESH GLOVE - LARGE		1	I	69	69	-
	METAL MESH APRON		1	I	91	91	-
	S-SHAPED HOOK		24	I	0	8	-
	S-SHAPED HOOK		24	I	0	10	-
	KITCHEN SHEARS		5	I	2	12	-
	POULTRY SCISSORS		5	I	4	21	-
	FISH SCISSORS		5	I	9	47	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	FISH SCALER		3	I	10	29	-
	OYSTER KNIFE PLASTIC HANDLE		4	I	1	5	-
	LEMON DECORATER LEFTHAND.		7	I	1	10	-
	LEMON ZESTER		7	I	2	16	-
	APPLE CORER PLAIN		7	I	2	13	-
	MELON BALLER ROUND		1	I	3	3	-
	MELON BALLER ROUND		6	I	3	16	-
	MELON BALLER ROUND		6	I	3	16	-
	MELON BALLER ROUND		6	I	3	16	-
	MELON BALLER ROUND		6	I	3	17	-
	DOUBLE MELON BALLER		6	I	4	25	-
	DOUBLE MELON BALLER		6	I	4	25	-
	MELON BALLER OVAL SCALOPPED		6	I	3	19	-
	ASPARAGUS PEELER		5	I	16	79	-
	MAGNETIC KNIFE RACK		10	I	8	80	-
	PIZZA SHOVEL WITH WOODEN HANDL		2	I	13	25	-
	PIZZA SHOVEL ST.STEEL HANDLE		2	I	35	70	-
	PIZZA CUTTER		2	I	7	14	-
	GRATE RECTANGULAR CHROME PLATE		8	I	6	50	-
	GRATE RECTANGULAR CHROME PLATE		8	I	12	95	-
	PATE MOLD RECTANGULAR		4	I	20	81	-
	PATE MOLD RECTANGULAR		4	I	20	81	-
	GASTRONORM POLYCARB. 1/2- 65MM 3,4LTR		10	I	4	37	-
	GASTRONORM POLYCARB. 1/2-100MM 5,3LTR		8	I	4	35	-
	GASTRONORM POLYCARB. 1/2-152MM 8,2LTR		5	I	6	28	-
	GASTRONORM POLYCARB. 1/2-203MM 10,8LTR		5	I	7	37	-
	LID GN 1/2		10	I	3	28	-
	GASTRONORM POLYCARB. 1/6- 64MM 1,0LTR		10	I	2	19	-
	GASTRONORM POLYCARB. 1/6-102MM 1,6LTR		8	I	2	18	-
	GASTRONORM POLYCARB. 1/6-152MM 2,4LTR		5	I	3	15	-
	LID GN 1/6		10	I	2	16	-
	MOVABLE INGREDIENT BIN &LID 81LTR		10	I	129	1,295	-
	ELECTRIC KNIFE STERILIZER		6	I	261	1,568	-
	VACUUM PACKING MACHINE MINI JUMBO 004M³/H		3	I	878	2,635	-
	PASTA BOILER 25LTR 230V/3250W		2	I	256	512	-
	WAFFLE IRON COMBI FRITEL		2	I	88	176	-
	FIRST AID BOXES		5	I	43	215	-
	MICROWAVE OVEN 1400W/23L		5	I	73	365	-
	PASTA MACHINE FOR 5KG/H 300W/230V		1	I	661	661	-
	PASTA MACHINE NOZZLE "FETTUCCINE"		1	I	27	27	-
	PASTA MACHINE NOZZLE "PAPPARDELLE"		1	I	27	27	-
	PASTA MACHINE NOZZLE "TAGLIOLINI"		1	I	27	27	-
	PASTA MACHINE NOZZLE "SPAGHETTI"		1	I	27	27	-
	PASTA MACHINE NOZZLE "MACCHERONI"		1	I	27	27	-
	PASTA MACHINE NOZZLE "FUSILLI"		1	I	27	27	-
	PASTA MACHINE NOZZLE "GNOCCHI"		1	I	27	27	-
	BREAD TOASTER 4 SLICES		3	I	219	656	-
	ROBOT-COUPE R301, MONOPHASE		5	I	1,064	5,319	-
	LEMON GRATER		6	I	3	20	-
	BIRCHER GRATER		6	I	14	83	-
	LEMON GRATER		7	I	12	87	-
	CREAM WHIPPER 1L S/S		4	I	41	165	-
	CARTRIDGE N2O 60 PCS		40	I	11	446	-
	Carpigiani Ice Cream Machine labotronic rtx		1	I	18,200	18,200	-
	Paco Jet with 10 stell containers each		3	I	2,489	7,466	-
	ELECTRONIC THERMOMETER W/ADJUSTABLE AND RETRACTABLE PROBE		20	I	16	322	-
	EGG PASTEURISES POLLUX 60		1	I	4,423	4,423	-
	SASHIMI KNIFE		2	I	53	106	-
	SASHIMI KNIFE		2	I	56	112	-
	ORIENTAL KNIFE DEBA		2	I	33	65	-
	VEGETABLE KNIFE GLOBAL KNIFE		2	I	31	62	-
	HAM KNIFE		2	I	31	62	-
	FISH BONE REMOVER		3	I	3	9	-
	RICE COOKER FOR 11KG 8L		2	I	126	253	-
	ELECTRIC ICE CARVING SAW		1	I	161	161	-
	ROUND STEAK GRILL		8	I	27	220	-
	GASTRONORM INSERT 1/1 20MM		24	I	6	148	-
	RECTANGULAR CHROME GRATE		24	I	10	235	-
	FUNNEL WITH DRAIN 12CM		7	I	5	34	-
	HEAVY DUTY PAIL ON BASE		13	I	29	373	-
	WHISK		2	I	31	61	-
	EGG RING STAMPED STEEL		17	I	3	49	-
	CONDIMENT DISPENSER 6PCS		15	I	14	204	-
	POTATO PEELER		19	I	1	22	-
	CHEESE KNIFE ETCHED BLADE W/2 HANDLES		5	I	36	181	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	HAM TONG GONDOLA POLY STAND		2	I	54	108	-
	HAMBURGER PRESS		2	I	11	23	-
	SCALE ELECTRONICAL PROFESSION.		2	I	96	193	-
	RECIPE HOLDER FOR 20 SHEETS A4		13	I	63	816	-
	FOIL DISPENSER TABLE MODEL		7	I	54	375	-
	BALL BEARING ROLLING PIN		2	I	33	67	-
	ICE CREAM PORTIONER CONTAINER S/S W/ WATER CONNECTION		6	I	74	446	-
	ICE CREAM SCOOP 1/24		10	I	6	57	-
	HEATED BANQUET TROLLEY FOR 11XGN2/1-100		2	I	2,762	5,524	-
	MOBILE PLATE RACK		5	I	473	2,365	-
	PLAST.COVER F/PLATE RACK 104P		3	I	22	67	-
	SERVING TROLLEY 3 TR.		5	I	245	1,227	-
	TRAY TRANSPORT CART W/ WORKING TOP FOR 7XGN1/1		6	I	182	1,090	-
	SUPERMIXER SMX.800E 300LTR		3	I	765	2,295	-
	CARBORUNDUM STONE		6	I	3	18	-
	BLENDER HBB909 S/S		4	I	199	797	-
	ANLIKER VEGETABLE CUTTER FIVE		1	I	1,692	1,692	-
	SET OF 9 DISCS FOR ANLIKER VEGETABLE CUTTER		1	I	1,226	1,226	-
	HYGIENIC PALLETS		8	I	68	542	-
	THERMOPORT BANQUET TROLLEY ORANGE 2X600K		2	I	1,640	3,280	-
	PYRAMID MOULD		10	I	5	47	-
	SQUEEZE DISPENSER POLYET.CLEAR		45	I	0	19	-
	INDUCTION COOKER FOR WOK		2	I	1,206	2,413	-
	CAMWEAR POLYCARBONATE FOOD BOX		20	I	7	140	-
	CAMWEAR POLYCARBONATE FOOD BOX		20	I	9	177	-
	CAMWEAR POLYCARBONATE FOOD BOX		20	I	12	238	-
	DRAIN SHELF (FITS 30X546CM)		60	I	3	170	-
	FLAT LID		60	I	4	260	-
	CAMWEAR POLYCARBONATE FOOD BOX		30	I	17	497	-
	CAMWEAR POLYCARBONATE FOOD BOX		20	I	22	436	-
	CAMWEAR POLYCARBONATE FOOD BOX		20	I	31	627	-
	DRAIN SHELF (FITS 46X66CM)		20	I	7	143	-
	FLAT LID		60	I	9	521	-
	GN 1/1 POLYPROPYLENE FOOD PAN		20	I	4	81	-
	GN 1/1 POLYPROPYLENE FOOD PAN		20	I	5	103	-
	GN 1/1 DRAIN SHELF		40	I	2	92	-
	GN 1/2 POLYPROPYLENE FOOD PAN		20	I	2	48	-
	GN 1/2 POLYPROPYLENE FOOD PAN		20	I	3	63	-
	GN 1/2 DRAIN SHELF		40	I	1	51	-
	GN 1/3 POLYPROPYLENE FOOD PAN		20	I	2	40	-
	GN 1/3 POLYPROPYLENE FOOD PAN		20	I	2	46	-
	GN 1/3 DRAIN SHELF		40	I	1	47	-
	GN 1/4 POLYPROPYLENE FOOD PAN		50	I	2	86	-
	GN 1/4 POLYPROPYLENE FOOD PAN		20	I	2	40	-
	GN 1/6 POLYPROPYLENE FOOD PAN		20	I	1	26	-
	GN 1/6 POLYPROPYLENE FOOD PAN		20	I	2	34	-
	GN 1/9 POLYPROPYLENE FOOD PAN		20	I	1	29	-
	SEAL COVER GN 1/1		20	I	3	64	-
	SEAL COVER GN 1/2		20	I	2	39	-
	SEAL COVER GN 1/3		20	I	2	35	-
	SEAL COVER GN 1/4		20	I	1	28	-
	SEAL COVER GN 1/6		20	I	1	26	-
	SEAL COVER GN 1/9		20	I	1	22	-
	ID CLIPS GN FOOD PANS - CASE OF 24 INDIVUIDUAL BAGS OF 4 SETS OF 2 CLIPS IN YELLOW, BLUE, RED, GREEN		20	I	10	202	-
	CAMSQUARE POLYCARBONATE		20	I	2	50	-
	CAMSQUARE POLYCARBONATE		20	I	4	76	-
	CAMSQUARE POLYCARBONATE		20	I	5	98	-
	CAMSQUARE POLYCARBONATE		20	I	6	115	-
	CAMSQUARE POLYCARBONATE		20	I	8	154	-
	CAMSQUARE POLYCARBONATE		20	I	11	228	-
	CAMSQUARE COVER FITS 1.9L & 3.8L		20	I	1	20	-
	CAMSQUARE COVER FITS 5.7 & 7.6L		20	I	1	24	-
	CAMSQUARE COVER FITS 11.4 & 17.2 & 20.8l		20	I	2	35	-
	FRYING PAN S/S-NON STICK INDU		4	I	20	79	-
	TERRINE MOULD HALF ROUND		2	I	20	40	-
	COPPER KITCHEN BOWL W/RING 7L		2	I	40	81	-
	COPPER KITCHEN BOWL W/RING 12L		2	I	81	162	-
	SUGAR PAN IN DUTY COPPER 1,8L		2	I	34	67	-
	SUGAR PAN COPPER		2	I	41	81	-
	CONICAL STRAINER		6	I	5	29	-
	COLANDER WITH 2 HANDLES		4	I	39	158	-
	FLOUR SCOOP ALUMINIUM		4	I	2	9	-
	FLOUR SCOOP ALUMINIUM		6	I	4	24	-
	FLOUR SCOOP ALUMINIUM		6	I	5	31	-
	FLOUR SCOOP ALUMINIUM		4	I	9	36	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	FISH SPATULA PERFORATED		2	I	6	13	-
	PLATE SCRAPER THERMOPL. 25CM		10	I	3	33	-
	VEGETABLE KNIFE 8CM WHITE		4	I	1	5	-
	VEGETABLE KNIFE 10CM WHITE		4	I	1	6	-
	TOMATO KNIFE		2	I	15	29	-
	BREAD KNIFE SERRATED		6	I	5	29	-
	CHEF'S KNIFE WHITE		3	I	6	19	-
	CHEF'S KNIFE 26CM WHITE		3	I	9	27	-
	UNIVERSAL KNIFE 25CM WHITE		4	I	8	33	-
	SHARPENING STEEL 25CM WHITE		2	I	8	17	-
	CARVING BOARD WHITE		4	I	27	109	-
	CARVING BOARD WHITE, NO GROOVE		3	I	13	39	-
	CARVING BOARD WHITE		3	I	8	25	-
	ELECTRIC KNIFE STERILIZER		1	I	261	261	-
	HOLDER FOR MEATBLOC		4	I	10	41	-
	PLANE FOR CARVING BOARD		1	I	31	31	-
	MELON BALLER ROUND		2	I	3	5	-
	MELON BALLER ROUND		2	I	3	5	-
	MELON BALLER ROUND		2	I	3	5	-
	MELON BALLER ROUND		2	I	3	5	-
	MELON BALLER ROUND		2	I	3	6	-
	MELON BALLER OVAL		2	I	3	6	-
	SPATULA		3	I	4	11	-
	SPATULA		3	I	4	13	-
	SPATULA		3	I	6	18	
	PIE SERVER PLAIN 17CM		2	I	6	12	-
	SCISSORS MULTI-USE 205MM		2	I	4	7	-
	CHARCUTIER THERMOMETER		1	I	5	5	-
	SCALE ELECTRONICAL PROFESSION.		2	I	96	193	-
	DARIOLE/BABA MOLDS		30	I	2	60	-
	FLEXIPAN 24 FLUTED BRIOCHES		4	I	46	184	-
	FLEXIPAN 40 INSETCONES 50X40MM		4	I	46	184	-
	FLEXIPAN 15 DARIOLES 65XH55MM		4	I	46	184	-
	FLEXIPAN 24 HALF SPHERES 7X4CM		4	I	46	184	-
	FLEXIPAN 70 MINI HALF-SPHERES		4	I	46	184	-
	FLEXIPAN 48 HALF SPHERES 42MM		4	I	46	184	-
	FLEXIPAN 24 PYRAMIDES 71X71MM		4	I	46	184	-
	FLEXIPAN 60 MINI SAVARINS 41MM		4	I	46	184	-
	FLEXIPAN 24 STARS 80X65X15MM		4	I	46	182	-
	BOX OF 26 LETTER CUTTERS		1	I	8	8	-
	BOX OF 10 NUMBER CUTTERS		1	I	11	11	-
	ROUND FLUTED PASTRY CUTTERS		2	I	6	11	-
	ROUND PLAIN PASTRY CUTTERS		2	I	7	13	-
	SET OF 9 OVAL FLUTED CUTTERS S/S		2	I	6	12	-
	PASTRY CUTTERS FORM STAR		2	I	4	7	-
	PASTRY CUTTERS FORM HEART		2	I	4	7	-
	PASTRY CUTTERS FORM HEART		2	I	4	7	-
	PASTRY CUTTERS FRM DROP		2	I	4	7	
	SET OF 6 HALF MOON CUTTERS		2	I	7	14	-
	SET OF 75 TIN CUTTERS		1	I	109	109	-
	SUGAR DREDGER S/S		10	I	3	27	-
	CAKE DIVIDER PLASTIC		1	I	2	2	-
	CAKE DIVIDER 8/12 PCS		1	I	2	2	-
	SET PLAIN PIPING TUBES		5	I	9	44	-
	SET STAR PIPING TUBES		5	I	9	44	-
	SET ROSE TUBES		3	I	6	18	-
	SET STAR PIPING TUBES		3	I	9	27	-
	SET OF 52 ASSORTED DECORATING TUBES WITH CONNECTION RING		1	I	23	23	-
	CROISSANT CUTTER		2	I	45	91	-
	PASTRY ROLLER-PLASTIC		2	I	3	6	-
	DOUGH CUTTER PLAIN		2	I	3	6	-
	LATTICE CUTTER S/S		2	I	33	67	-
	LOSANGE CUTTER PLASTIC		1	I	6	6	-
	DOUGH CUTTER PLAIN		1	I	3	3	-
	DOUGH CUTTER SCALOPPED		1	I	3	3	-
	PIZZA WHEEL CUTTER		2	I	4	8	-
	DOUGH CUTTER 7 WHEELS PLAIN SS		1	I	39	39	-
	FONDANT FUNNEL		1	I	60	60	-
	STAND F/FONDANT FUNNEL		1	I	9	9	-
	FLEXIPAN 24 STARS 80X65X15MM		1	I	46	46	-
	SET OF 12 SCULPING TOOLS		1	I	11	11	-
	MARZIPAN NIPPERS, SET OF 7 PCS		1	I	31	31	-
	ROUND ELVEA SRAPER <130°C		10	I	6	60	-
	DOUGH SCRAPER-PLASTIC		4	I	1	3	-
	DECORATING COMB, 2SIDES		4	I	11	43	-
	DOUGH SCRAPER SS BLUE PLASTIC HANDLE		4	I	4	15	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	PIE SERVER PLAIN 17CM		1	I	6	6	-
	FLAT PASTRY BRUSH		12	I	3	36	-
	FLOUR BRUSH BLACK		2	I	5	10	-
	FINE FLOUR SIEVE PLASTIC RIM		3	I	17	52	-
	COARSE FLOUR SIEVE PLASTIC RIM		3	I	17	52	-
	ICE CREAM DIPPER 1/20		6	I	13	75	-
	ICE CREAM SCOOP 1/20		2	I	6	12	-
	CAKE STAND		2	I	17	35	-
	CAKE DISPLAY TURNABLE		2	I	21	41	-
	GRATE RECTANGULAR CHROMED		20	I	13	254	-
	GRATE RECTANGULAR CHROME PLATE		10	I	21	209	-
	RECTANGULAR CHROME GRATE		10	I	14	137	-
	RECTANGULAR CHROME GRATE		60	I	10	588	-
	TINNED GRATE ROUND 32CM		20	I	4	80	-
	GREY STACKABLE BOXES SP		15	I	7	111	-
	GREY STACKABLE BOX CLOSED 12L		50	I	8	386	-
	BUNNY WITH BASKET ON BACK PLEX		2	I	153	305	-
	EGG MOULD CROCO IN PLEXIGLASS		2	I	11	22	-
	PASTRY SPRAY GUN ELECTRIC		2	I	170	341	-
	SUGAR WORK GLOVES (1 PAIR)		1	I	3	3	-
	GOLD DUST		1	I	10	10	-
	COLOURS FOR AIRBRUSH		1	I	55	55	-
	COOLING SPRAY		2	I	13	26	-
	SUGAR HEATING LAMP		1	I	243	243	-
	HOT AIR BLOWER		1	I	80	80	-
	SUGAR PUMP		1	I	47	47	-
	SUGAR THERMOMETER WIRE CASING		2	I	15	29	-
	SET OF 17 MAGYFLEUR TOOLS		1	I	169	169	-
	TROLLEY F/TRAYS GN 2/1		1	I	200	200	-
	SERVICE TROLLEY		1	I	205	205	-
	BLENDER HBB909 S/S		1	I	199	199	-
	KITCHEN AID K5 WHITE 4,8L/325W 264X338X411MM		1	I	365	365	-
	WAFFLE IRON W/O PLATES		1	I	536	536	-
	CAST IRON PLATES		1	I	215	215	-
	BOWL S/S FOR K5 4,83L		2	I	53	106	-
	FRYING PAN S/S-NON STICK INDU		2	I	18	37	-
	FRYING PAN S/S-NON STICK INDU		2	I	25	50	-
	SAUTEUSE SS INDUCTION		2	I	9	18	-
	SAUTEUSE SS INDUCTION		2	I	12	24	-
	DEEP SAUCE POT W/O LID SS INDU 4,1LTR		2	I	15	30	-
	DEEP SAUCE POT W/O LID INDUCTI 14,1LTR		1	I	32	32	-
	SAUTEUSE SS INDUCTION		2	I	15	31	-
	FRYING PAN SS INDUCTION 20CM		2	I	11	21	-
	KITCHEN BOWL 1LTR		10	I	3	25	-
	KITCHEN BOWL 2LTR		10	I	4	39	-
	KITCHEN BOWL 3,5LTR		4	I	6	23	-
	KITCHEN BOWL 5,5LTR		4	I	9	36	-
	MIXING BOWL ROLLED EDGE		6	I	2	12	-
	MIXING BOWL ROLLED EDGE		6	I	3	18	-
	MIXING BOWL ROLLED EDGE		4	I	4	15	-
	MIXING BOWL ROLLED EDGE		4	I	6	23	-
	HEAVY DUTY MIXING BOWL+HANDLES		2	I	15	30	-
	HEAVY DUTY MIXING BOWL+HANDLES		2	I	23	45	-
	SUGAR PAN IN DUTY COPPER 1,8L		2	I	34	67	-
	SUGAR PAN DUTY COPPER		2	I	47	94	-
	COLANDER WITH 2 HANDLES		2	I	28	56	-
	FUNNEL		2	I	11	21	-
	MEASURING JUG WITH FOOT		2	I	10	20	-
	MEASURING JUG WITH FOOT 1L		3	I	5	16	-
	MEASURING SPOONS 4 IN 1		2	I	3	6	-
	MEASURING JUG WITH FOOT		4	I	10	40	-
	WIRE SKIMMER		3	I	2	5	-
	WIRE SKIMMER		2	I	5	9	-
	PLATE SCRAPER THERMOPL. 25CM		10	I	3	33	-
	WHISK S/S HANDLE		6	I	2	13	-
	WHISK S/S HANDLE 40CM		6	I	2	15	-
	WHISK S/S HANDLE		6	I	3	16	-
	FOUR SIDED GRATER		2	I	2	4	-
	NUTMEG GRATER		2	I	1	3	-
	MANDOLINE S/S		2	I	64	129	-
	SLICER		2	I	16	33	-
	VEGETABLE MILL-TINNED + 3 GRIL		1	I	28	28	-
	BREAD KNIFE SERRATED		6	I	5	29	-
	BREAD KNIFE 24 CM BLACK HANDLE		6	I	7	42	-
	POTATO PEELER		3	I	48	145	-

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	ORANGE PEELER		1	I	4	4	-
	LEMON ZESTER		2	I	2	5	-
	APPLE CORER SCALLOPED		2	I	2	5	-
	DOUBLE MELON BALLER		2	I	4	8	-
	SPARE KNIFE		1	I	3	3	-
	TIN OPENER		1	I	42	42	-
	CHOCOLATE GRATER		1	I	28	28	-
	FONDUE SET "STROMBOLI"		1	I	37	37	-
	FONDUE SET "VULCAIN W/BASE"		2	I	17	34	-
	FONDUE SET WHITE		2	I	11	22	-
	SQUEEZE DISPENSER POLYET.CLEAR		6	I	1	4	-
	SQUEEZE DISPENSER POLYET.YELLO		6	I	1	4	-
	SQUEEZE DISPENSER POLYET.RED		6	I	1	4	-
	SQUEEZE DISPENSER POLYET.CLEAR		4	I	1	2	-
	MOVABLE INGREDIENT BIN &LID 79LTR		13	I	186	2,422	-
	OVEN GLOVE WITH NON STICK COAT		4	I	1	4	-
	FOIL DISPENSER TABLE MODEL		1	I	54	54	-
	ALUMINIUM FOIL 45CM SET OF 3		1	I	117	117	-
	ROUND EXPANDING TART RING		6	I	20	118	-
	MOUSSE RING IN SS		16	I	4	64	-
	MOUSSE RING IN SS		8	I	5	39	-
	MOUSSE RING IN SS		10	I	5	50	-
	MOUSSE RING IN SS		8	I	5	43	-
	MOUSSE RING IN SS		8	I	6	49	
	RECT.EXPANDING CAKE RING ST ST L43-83CM /W30-57CM		3	I	33	99	
	HEART FRAME		8	I	5	40	-
	HEART FRAME		2	I	5	10	-
	HEART FRAME		2	I	12	24	-
	HEXAGONAL MOLD IN SS		1	I	5	5	-
	OVAL MOLD ROYAL EXOPAN		50	I	1	67	-
	FLAN MOLD EXOPAN		50	I	1	67	-
	CAKE SHEET ALUMINIUM		16	I	2	39	-
	CAKE SHEET ALUMINIUM		6	I	3	16	-
	CAKE SHEET ALUMINIUM		6	I	3	17	-
	CAKE SHEET ALUMINIUM		4	I	3	12	-
	PLAIN TART MOLD		12	I	6	72	-
	TART MOLD ROUND FLUTED		400	I	4	1,724	-
	QUICHE PAN REMOBABLE BOTTOM		14	I	6	83	-
	P.F.ROUND FLUTED IN TIN PLATE		300	I	0	141	-
	P.F.ROUND FLOWER TIN PLATE		200	I	0	92	-
	SAVARIN EXOPAN		50	I	1	53	-
	PLAIN BOAT MOLD EXOPAN		400	I	1	408	-
	SAVARIN EXOPAN		400	I	1	468	-
	BRIOCHE FLAT BOTTOM EXOPAN		400	I	2	632	-
	OVAL FLUTED EXOPAN		500	I	1	250	-
	TARTLET FLUTED EXOPAN		500	I	1	270	-
	SAVARIN EXOPAN		200	I	1	234	-
	CAKE MOULD PLAIN		4	I	11	46	
	CAKE MOULD PLAIN		4	I	13	50	-
	RIDGED BAKING MOULD		4	I	10	39	-
	WIDE BISCOTTE OR LOAF PAN BLUE STEEL		16	I	13	201	-
	BAKING MAT SILICONISED/SILPAT		20	I	9	183	-
	BAKING MAT SILICONISED/SILPAIN		20	I	8	154	-
	COVERED BREAD PAN		40	I	22	899	-
	LARGE COVERED BREAD PAN		20	I	26	511	-
	BAGUETTES SHEET ALU		12	I	34	412	-
	OVEN SHEET RECTANGULAR		150	I	14	2,025	-
	BAKING SHEET W/4 EDGES 90°		300	I	7	2,238	-
	RUBBER COMB FOR WOOD EFFECT		2	I	5	11	-
	VOL AU VENT - COMPL.SET		2	I	25	51	-
	PASTRY BAG AND TUBE HOLDER		1	I	24	24	-
	PASTRY BAG IN PERLON		10	I	2	18	-
	PASTRY BAG IN PERLON		10	I	2	22	-
	PASTRY ROLLER W/H PLAIN - PLAS		2	I	73	146	-
	PASTRY ROLLER PLAIN - PLASTIC		1	I	30	30	-
	ROLLING PIN WICKER WORK PLAST.		1	I	74	74	-
	POLYETHYLENE CUTTING ROLL, 10MM SPACE		1	I	21	21	-
	CUTTING ROLL W/ 16 BLADES		1	I	58	58	-
	CHOCOLATE FOUNTAIN PRO 1KG/8P		1	I	195	195	-
	CHOCOLATE FOUNTAIN "MEDIUM" 5KG/150P		1	I	2,019	2,019	-
	DEEP SAUCE POT W/O LID INDUCTI 99LTR		2	I	170	339	-
	SHALLOW SAUCE PAN W/O LID INDU 1,4LTR		4	I	8	31	-
	WOK S/S		2	I	45	89	-
	WOK SET 35CM		4	I	28	111	-
	WOK, ROUND BOTTOM		10	I	31	309	-
	WOK, ROUND BOTTOM		10	I	45	447	-
	STOCKPOT W/O LID INDUCTION 8,8LTR		4	I	21	83	-

PROJECT MATERIAL AND EQUIPMENT LIST-Hotel Operating Equipment and Supplies

	Type	Unit	Qty	Category	Unit rate	Amount	
						Import	Local
	STOCKPOT WITHOUT LIDINDUCTION 35,6LTR		4	I	50	202	-
	CASSEROLE W/ STEAMSHELF AND LID		3	I	80	240	-
	CASSEROLE W/ STEAMSHELF & LID		2	I	94	188	-
	LADLE		24	I	2	59	-
	BAKING SPATULA		6	I	7	44	-
	BAKING SPATULA 15X8CM		6	I	8	49	-
	LADLE		20	I	3	69	-
	LADLE		20	I	3	57	-
						12,131,652	-

Landmark Project Yangon, Myanmar

12 CONSTRUCTION EQUIPMENT LIST

LMK MIC – Project Cost Estimate & Cost Status.xls

CONSTRUCTION EQUIPMENT LIST

	Description	Qty	Unit	Rate	Category	Import Total	Local Total
1	Site Offices						
	containerfor lab	2	set	5,810	I	11,620	-
	office furniture	1		830	I	830	-
	laboratory equipment	2	set	13,280	I	26,560	-
	Store Container	8	set	1,992	I	15,936	-
	storage rack	50	set	415	I	20,750	-
	management Office store keeper	1	ens	830	I	830	-
	Air condition	1	set	498	I	498	-
	office furniture	1	set	830	I	830	-
2	Large installation						
	Lifting beam	6	set	2,490	I	14,940	-
	Batching plant 3 m3	1	set	297,140	I	297,140	-
	Slewing conveyor for aggregate feeding	1	set	34,860	I	34,860	-
	batching system	1	set	16,600	I	16,600	-
	Cement silos	1	set	91,840	I	91,840	-
	Mixer automatic cleaning system	1	set	12,450	I	12,450	-
	lighting plants	1	set	14,608	I	14,608	-
	CCTVplants	1	set	12,118	I	12,118	-
	Batching plant	1	set	297,140	I	297,140	-
	Slewing conveyor for aggregate feeding	1	set	34,860	I	34,860	-
	batching system	1	set	16,600	I	16,600	-
	Cement silos	1	set	91,840	I	91,840	-
	Mixer automatic cleaning system	1	set	12,450	I	12,450	-
	lighting plants	1	set	14,608	I	14,608	-
	CCTV plants	1	set	12,118	I	12,118	-
	chiller batching plant	1	set	146,495	I	146,495	-
	cold water tank	1	set	21,995	I	21,995	-
	Steel structure and stair case for chilling system	1	set	5,395	I	5,395	-
	water storage tank	1	set	24,900	I	24,900	-
	Gensets and synchronisation panel	1	set	390,100	I	390,100	-
	Control room and platform for 2 plants	1	set	35,524	I	35,524	-
	Hardstading area	1	set	39,840	I	39,840	-
	Cladding	1	set	214,970	I	214,970	-
	Office container 40'	1	set	12,450	I	12,450	-
	Office equipment	1	set	13,761	I	13,761	-
	Concrete Mixer trucks 6m3	1	set	74,700	I	74,700	-
	Concrete Mixer trucks 9m3	2	set	83,000	I	166,000	-
	Loader	2	set	132,800	I	265,600	-
	Lay down security (fence , CCTV, fire detection, elec distrib)	1	ens	103,750	I	103,750	-
	Precast yard, Rebar yard, carpentry yard	1	ens	16,185	I	16,185	-
	Storage with shade	1	ens	37,350	I	37,350	-
	Storage without shade	1	ens	24,900	I	24,900	-
3	CBP temporary Bracing						
	H-Beam	760	Ton	564	I	428,944	-
	Platform / Corner platform	1	Ton	797,069	I	751,636	-
	Steel plate	1	Ton	23,067	I	21,683	-
	Plate / support	1	L.S	33,200	I	33,200	-
	Consumable	1	L.S	16,600	I	16,600	-
	Drainage diversion sheetpile	1	Ton	626,032	I	588,471	-
	Platform for batching plant (Phase 2)	1	m2	609,074	I	574,357	-
4	Tower crane (TC) and Concrete boom mast (CBM) various material and equipment						
	Steel beam and stiffener	61,485	kg	2	I	102,065	-
	Bracket	13,272	kg	2	I	22,032	-
	Fixing Anchors lost in Mat	6	Crane	7,470	I	44,820	-
	Zone protection system - material	6	Crane	249	I	1,494	-
5	TC1- Internal climbing						
	bolt&nut, screw Jack	1	Crane	5,234	I	5,234	-
6	TC2-, internal clinbing						
	bolt&nut, screw Jack	1	Crane	3,800	I	3,800	-
7	TC3-Luffing jib External + 5 Anchorages & TC6- Luffing jib Free Standing						
	Acnchorage Bracing for TC3	1	Crane	22,518	I	22,518	-
	Temporary earth retaining	943	kg	669	I	630,848	-
8	TC4- Luffing jib, internal climbing						
	bolt&nut, screw Jack	2	Crane	4,019	I	8,038	-
9	TC5- Luffing jib , internal climbing						
10	Derrick for dismantle tower crane						
	Supporting steel beam	80,945	kg	2	I	134,369	-
	bolt&nut, anchor bolts	1	Derrick	1,745	I	1,745	-
11	CBM1-Boom						
	bolt&nut, anchor bolts	1	CBM	2,125	I	2,125	-
12	CBM2-Boom						
	bolt&nut, anchor bolts	3	CBM	2,417	I	7,251	-
13	CBM5-Boom						
	bolt&nut, anchor bolts	1	CBM	2,165	I	2,165	-
14	Hoist -						
	Access platform	1	overall	23,870	I	23,870	-
	Security hoist gate door	1	overall	36,429	I	36,429	-
	Platform and ramp	1	overall	27,313	I	27,313	-
	Anchor stud for fixing mast tie	624	overall	10	I	5,956	-
15	Temporary service road & diversion raoad						
	temporary perimeter site walk	3,338	m2	11	I	36,021	-
	15mm steel plate	1,400	m2	76	I	106,724	-
16	Electrical distribution						
	Main Distribution board 40 A to 630A	140	set	1,156	I	161,850	-
	LV cable NYY 1mm2 to 240mm2 (1 to 4core)	68,590	lm	2	I	126,369	-
	Security ligthing - Cable 2.5 mm2 THW	1,302	lm	0	I	648	-
	Security lights	290	set	17	I	4,814	-
	Spotlight on pole	200	set	191	I	38,180	-

	Description	Qty	Unit	Rate	Category	Import Total	Local Total
	Flourescent Light	3,370	set	3	I	11,188	-
	Other lighting cable	10,117	lm	0	I	5,038	-
	Electrical accessories	1	set	16,471	I	16,471	-
17	Water distribution						
	Water treatment tank	2	set	24,900	I	49,800	-
	Water tank (Big Tank)	4	set	12,450	I	49,800	-
	Water tank fiber glass tank	12	set	498	I	5,976	-
	Water pump from pumping well to water tank	4	set	4,980	I	19,920	-
	Pumping Well	4	set	8,300	I	33,200	-
	Booster from tank to top of tower	4	set	12,450	I	49,800	-
	2" distribution	960	lm	7	I	6,374	-
	1" distribution	5,200	lm	6	I	30,212	-
	Connection set and valves	582	set	5	I	2,898	-
	Accessories and fittings	1	set	24,798	I	24,798	-
18	Air distribution						
	Galvanized Air Pipe	2,000	lm	7	I	14,940	-
	Air tank	16	set	424	I	6,791	-
	Connection set and valves	300	set	6	I	1,743	-
	Accessories and fittings	1	set	2,347	I	2,347	-
19	Various site						
	Fence around site	800	lm	22	I	17,928	-
	Decorative fence	220	lm	50	I	10,956	-
	Entrance gate	2	set	6,225	I	12,450	-
	Big Sign Board + Truss frame	1	lm	16,600	I	16,600	-
	Sign board	12	set	116	I	1,394	-
	Sign board project	6	set	415	I	2,490	-
	Pipe diam 100drain	2,000	lm	8	I	16,600	-
	Septic tank and vacume disposal	1	set	18,260	I	18,260	-
	Decantation tank	4	set	581	I	2,324	-
	Dust Control Cannon	4	set	18,219	I	72,874	-
	Ventilation System for Tank Structure	1	set	128,858	I	128,858	-
	Mobile Air Ventilation	20	set	166	I	3,320	-
	Drainage	2,000	lm	6	I	11,620	-
	Wheel Washing System	2	set	41,559	I	83,118	-
	Bin	10	set	374	I	3,735	-
	Selection rubbish bin	44	set	291	I	12,782	-
	Bucket to remove rubbish	28	set	232	I	6,507	-
	CCTV Control	14	set	173	I	2,429	-
	web cam - Tower TC	14	set	173	I	2,429	-
	web cam - Yard	12	set	173	I	2,082	-
	web cam - General	10	set	231	I	2,307	-
	fire alarm siren	1	set	8,300	I	8,300	-
	Individual safety						
	Personnal individual safety	1	Set	1,156,035	I	1,156,035	-
	Harness	1	Set	82,716	I	82,716	-
	Hand scan for control access	20	set	3,547	I	70,946	-
	Building						
	Catch fan	1	set	114,424	I	114,424	-
	Safety fence for stairs	1	set	21,755	I	21,755	-
	Fire protection						
	Fire protection - extinguisher 15lb	274	set	100	I	27,290	-
	Fire protection - extinguisher 15lb - refill	274	set	100	I	27,290	-
	Material						
	Safety cage for emergency	6	set	756	I	4,536	-
	Dust Protection						
	Dust Protection	1	set	180,583	I	180,583	-
	Safety board	4	set	208	I	830	-
20	Site Management Offices						
	Material for site office PH 1	1	set	365,643	I	365,643	-
	Material for site office PH 2	1	set	365,643	I	365,643	-
	- Block access & time keeper PH 1	1	set	51,646	I	51,646	-
	- Block access & time keeper PH 2	1	set	51,646	I	51,646	-
	- AC for office	1	set	28,154	I	28,154	-
	Material for temporary office into basement	1	set	508,230	I	508,230	-
	Furniture and equipment for BYMA, client, subcontractor	1	set	572,387	I	572,387	-
	IT and securty equipment	1	set	1,773,216	I	1,773,216	-
21	Plant Purchase						
	TC1 - Tower Crane 1, Internal climbing	1	set	361,956	I	361,956	-
	TC2 - Tower Crane 2, Internal clinbing	1	set	666,104	I	666,104	-
	TC3 - Luffing jib crane, External + 5 Anchorages	1	set	805,042	I	805,042	-
	TC4 - Luffing jib crane, internal climbing	1	set	578,786	I	578,786	-
	TC5 - Luffing jib crane, internal climbing	1	set	578,786	I	578,786	-
	TC6 - Luffing jib crane. Free standing	1	set	498,574	I	498,574	-
	Bar bending Machine (varius capacity)	9	set	2,840	I	25,564	-
	Ring bender	2	set	2,075	I	4,150	-
	Cutting rack	20	set	540	I	10,790	-
	Cutting benches (varius length)	8	set	1,525	I	12,201	-
	Bending benches (varius length)	14	set	1,364	I	19,090	-
	Machin shed	10	set	291	I	2,905	-
	spare part of of rebars yard cost	1	set	8,300	I	8,300	-
	Steel Yard Set	8	set	10,790	I	86,320	-
	Gantry Crane	2	set	177,492	I	354,984	-
	CBM 1 - Placing boom	1	set	122,060	I	122,060	-
	CBM 2 - Placing boom	1	set	122,060	I	122,060	-
	CBM 3 - Placing boom	1	set	180,729	I	180,729	-
	CBM 4 - Placing boom	1	set	180,729	I	180,729	-
	CBM 5 - Placing boom	1	set	180,729	I	180,729	-
	Hoist with masts	3	set	272,867	I	818,602	-
	Hoist with masts	3	set	293,402	I	880,205	-

CONSTRUCTION EQUIPMENT LIST

	Description	Qty	Unit	Rate	Category	Import Total	Local Total
	Stationnary concrete pump	6	set	476,723	I	2,860,338	-
	Screw Air Compressor	5	set	12,276	I	61,379	-
	Skid Steer Loader	3	set	22,599	I	67,798	-
	Gondola	16	set	24,001	I	384,021	-
	Generator 1	8	set	44,820	I	358,560	-
	Generator2	1	set	36,654	I	36,654	-
	Generator 3	2	set	59,551	I	119,102	-
	Generator 4	1	set	21,006	I	21,006	-
	Mobile Cranes	3	u	207,020	I	621,059	-
	Back hoe for top and down	1	set	147,989	I	147,989	-
	Derrick Crane	1	set	226,756	I	226,756	-
	AUTOVID PAL	4	set	19,827	I	79,307	-
	Forklift	3	set	86,182	I	258,545	-
	Monorail and façade gondola for facades installation	4	set	76,568	I	306,270	-
	Equipment for plumbing	5	set	14,318	I	71,588	-
	Equipment for ducting	2	set	12,284	I	24,568	-
	Equipment for Electricity installation	5	set	4,067	I	20,335	-
	Equipment for Air chilling installation	5	set	10,417	I	52,083	-
	Plaster board plafeform installation	24	Set	1,494	I	35,856	-
	ventouse equipment for glass installation	5	set	13,014	I	65,072	-
22	Additional Plant purchase						
	Farm Tractor	2	set	41,500	I	83,000	-
	Trailer	6	set	20,750	I	124,500	-
	Manitou	3	set	53,950	I	161,850	-
23	Small Plant Purchase						
	Electric vibrator small	28	set	830	I	23,240	-
	Electric vibrator big	14	set	1,494	I	20,916	-
	Concrete delivery pipe	900	lm	50	I	44,820	-
	Concrete surface walk behing	28	set	1,411	I	39,508	-
	Blades	112	set	50	I	5,578	-
	Floor Cleaning Machine	8	set	267	I	2,137	-
	Concrete bucket with chute	7	set	1,038	I	7,263	-
	Chains	28	set	913	I	25,564	-
	Slingues	56	set	390	I	21,846	-
	polyester slingues	56	set	390	I	21,846	-
	Diamond tube cutting machine	20	set	498	I	9,960	-
	Drill	10	set	498	I	4,980	-
	Chisel for Hammer	100	set	19	I	1,909	-
	Coring machine	5	set	2,656	I	13,280	-
	drill machine	5	set	2,075	I	10,375	-
	Concrete jack hammer	20	set	996	I	19,920	-
	Air jack hammer	20	set	498	I	9,960	-
	Transpalette	15	set	332	I	4,980	-
	Welding machine	10	set	332	I	3,320	-
	Spotlight	150	set	17	I	2,490	-
	lamps	200	set	27	I	5,478	-
	Projector crane	21	set	556	I	11,678	-
	lamps for Projector crane	84	set	69	I	5,787	-
	Mortar mixer	20	set	706	I	14,110	-
	Concrete Mixing Hopper	2	set	6,640	I	13,280	-
	Karcher	4	set	706	I	2,822	-
	Dumpers	10	set	1,411	I	14,110	-
	Damplate compactor	15	set	706	I	10,583	-
	Electrical Submersible pump	14	set	849	I	11,884	-
	Electrical Submersible pump	14	set	1,132	I	15,845	-
	Electrical Submersible pump	30	set	1,981	I	59,420	-
	Diesel pump + Accessories	12	set	424	I	5,093	-
	Concrete Pump Pipeline	1,500	set	50	I	74,700	-
	By Pass for Concrete pipes	10	set	5,810	I	58,100	-
	Water hose	960	set	2	I	2,390	-
	water pump hose	2,400	set	2	I	5,976	-
24	COMMUNICATION						
	Walky Talky	200	set	141	I	28,220	-
25	SURVEY						
	Central station	6	set	7,885	I	47,310	-
	Theodolite	12	set	1,245	I	14,940	-
	Level	24	set	747	I	17,928	-
	Laser plumbing	24	set	498	I	11,952	-
	Laser line setting	24	set	498	I	11,952	-
26	TRANSPORTATION						
	Mini Van	2	set	49,800	I	99,600	-
	Motorbyke	6	set	1,660	I	9,960	-
	Pickup service	2	set	20,750	I	41,500	-
	Service Ambulance	1	set	37,350	I	37,350	-
	Buses	9	set	71,144	I	640,295	-
27	Hand Tools and Consumable						
	Small tool and Consumable	355,333	set	2	I	884,780	-
28	Consummable installation						
	Fuel	1,633,000	set	1	I	1,355,390	-
29	Spare parts						
	Spare parts	1	set	67,230	I	67,230	-
30	Wood for formworks						
	Wood	60,000	set	1	I	49,800	-
31	Plywood						
	Plywood - black	36,310	set	9	I	316,743	-
	Plywood - Normal	5,514	set	10	I	54,503	-
32	Steel formworks						
	Formworks for vertical item (Pilecap and mat, retaining wall, column)	378	m2	1,846	I	698,026	-
	Precast mould	468	m2	238	I	111,402	-

CONSTRUCTION EQUIPMENT LIST

	Description	Qty	Unit	Rate	Category	Import Total	Local Total
	Box out for corewall door opening	265	m2	159	I	42,006	-
	Façade/Column/Wall Safety Platforms for T1,T2,T3,T4	378	m2	2,867	I	1,084,372	-
33	Slip form (Steel Former)						
	slip form	6	set	189,677	I	1,138,062	-
	working platform and handrail	5,388	m2	159	I	857,729	-
34	Formworks & scaffolding						
	Trolley for steel box section	32	set	974	I	31,155	-
	Trolley for scaffolding	56	set	286	I	16,036	-
	Troylley for U-head & Jack base	36	set	229	I	8,247	-
	Loading platform	20	set	5,812	I	116,233	-
	Various Scaffolding and accessories	5	kg	578,046	I	2,601,209	-
	Side beam formwork	15,109	set	2	I	25,081	-
	Side edge formwork	5,038	set	2	I	8,363	-
	Scafolding for trades and MEP works	4,500	T	149	I	672,300	-
35	(FAÇADE) SCAFFODING						
	Various Scaffolding and accessories	5	kg	101,880	I	458,459	-
	Steel Platform	200	set	14	I	2,749	-
	Steel pipe	16,040	kg	2	I	26,626	-
	Anchor bolt	4,000	nr	0	I	1,660	-
36	Dwall Equipments						
	Excavation crane	2	no	654,538	I	1,309,076	-
	Grab	1	no	162,282	I	162,282	-
	Chisel	1	no	16,185	I	16,185	-
	Bentonite Mixer and Desanding	1	no	13,073	I	13,073	-
	Pump	1	no	289,288	I	289,288	-
37	Survey and Monitoring equipment						
	Total station Cyclop	3	no	24,070	I	72,210	-
	Vibration monitoring	2	no	7,221	I	14,442	-
	total station target	120	no	332	I	39,840	-
	target	80	no	83	I	6,640	-
	control box	2	no	2,407	I	4,814	-
	Inclinometer casing	1,350	lm	30	I	40,338	-
	Inclinometer prob	2	no	8,300	I	16,600	-
	Building settlement point	121	no	87	I	10,545	-
38	Office consumable						
	Stationnaries and office consummable	1	no	321,842	I	321,842	-
	Total Construction Equipment					**39,988,927**	



Environmental & Social Impact Assessment
Executive Summary
Landmark Project
Yangon, Myanmar

Prepared for:

Meeyahta International Hotel Ltd.
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Date:

September 2016

Executive Summary

1. Introduction

Meeyahta International Hotel Ltd. (MIHL) intends to redevelop the company's existing 3.9-hectare (9.64-acres) plot in the Yangon city center into a premium mixed development scheme comprising residential, commercial, retail and hospitality components known as the Landmark Project (hereafter referred as the "Project"). MIHL is currently owned by Serge Pun and Associates (Myanmar) Limited, a Myanmar-based company that is majority owned and controlled by Mr. Serge Pun and First Myanmar Investment Co. Ltd (FMI). The project site is a built environment located at the busiest commercial hub of Yangon City.

MIHL has entrusted ENVIRON Myanmar to conduct Environmental Impact Assessment (EIA). The EIA was undertaken by a team of consultants from ENVIRON with the assistance of technical and project-related input from the project teams including SPA Project Management Ltd., Meinhardt (Thailand) Ltd., and Balmond Studio. Strictly abiding by the Myanmar requirements, EIA processes began with screening and developed scoping report with Terms of Reference (TOR) for the EIA. Subsequently, alternatives for designs and implementation plans, soil surveys, air and water quality surveys, traffic assessments, socio-economic survey, and engagements with regulatory departments and other stakeholders individually were conducted. With the gradual development of EIA, design modifications were executed to comply with the requirements.

2. Brief Description of the Project

The proposed project site is located at 380, Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar. The site location map is presented in the main Environmental and Social Impact Assessment (ESIA) report. Former Myanmar Railway Headquarters Building (MRB), the First Myanmar Investment Co. Ltd (FMI) Centre, the Grand Mee Ya Hta Executive Residence, Zawgyi House, and a few other smaller structures are situated in the project compound.

The proposed Project will develop luxury Peninsula Hotel and Residence Tower, Westin Business Hotel, two office towers, a retail podium, and a basement car parking lot. The plan is to conserve the heritage building and transform it into Peninsula Hotel. Upon completion of the Project, the total Gross Floor Area (GFA) will be approximately 200,000 m^2 (2.15 million ft^2). The proposed project will be developed in several phases and the development will be carried out in sequence.

Following plan illustrates the estimation of the project implementation:

- Works of PYN (Luxury Hotel):
    - Early works including general cleaning, external and courtyard piling, underpinning works, façade support frame erection, façade wall strengthening, storm-water drain diversion – 9 months;
    - Main works including internal structure dismantling, basement bored piling, excavation and basement construction, superstructure works, mechanical, electrical and plumbing works, interior design and fit out works, final finishes and equipment installation works, testing and commissioning works – 44 months;

- Works of LMK:
  - Demolition of Grand Mee Ya Hta Executive Residence – 5 months;
  - Demolition of FMI Centre – 5 months;
  - Foundation and substructure works, basement tank foundation and substructure works – 36 months;
  - Superstructure works, mechanical, electrical and plumbing works, interior design and fit out works, final finishes and equipment installation works, testing and commissioning works– 35 months;
- Application for occupation permits – 6 months.

It is anticipated that the entire project will take approximately 54 months.

3. Existing Environment

The proposed site is situated at a built environment in a busy commercial hub of Yangon and the whole area has full of growing developments. Due to the nature of the project and planned environmental safeguard measures, its potential Area of Influence (AoI) area is minimal in the project's stages, which include construction phase, operation phase, and decommissioning phase. Preliminary assessment of the limited distance the AoI would potentially reach the 1 km study limit and will be set to within a 1 KM radius of the project. Existing physical, natural, and socio-economic conditions including the traffic conditions and access roads will be the primary focus of the study for environmental protection purposes. Physical setting of the site environment, topography, geology, soil, hydrogeology, hydrology, climate and meteorology, flora and fauna status, and socio-economic status will be investigated for the study.

Site Location and Surrounding Land Use

The Project is located in the city of Yangon within the Yangon Region, Union of Myanmar. Located in the heart of Lower Myanmar, Yangon city lies at the convergence of the Yangon and Bago Rivers on the eastern margin of Ayeyarwaddy Delta and approximately 30 km away from the coastline bordering the Gulf of Martaban. The Yangon Region is bordered by the Bago Region in the north and east, the Gulf of Martaban in the south and Ayeyarwaddy Region in the west.

The site is an irregularly-shaped land parcel (16°46' 50.84" N/96° 09'31.58" E (northeast corner) and 16° 46'46.58" N/96°09'23.38" E (southwest corner)) with an area of approximately 38,000 m^2 (3.9 hectares).

Topography

Based on the data obtained from the topography survey, the site is relatively flat, with a gentle downward slope from the northeast boundary (RL+10.97 m) to the southwest (RL+7.75 m).

Geology

Information regarding the general geology of the Project site and its surrounding areas are obtained from Potential Seismicity of Yangon Region (Geological Approach), Hla Aung, Advances in geosciences, Vol. 26: Solid Earth, 2010 and Yangon River Geomorphology Identification and its Environmental Impacts Analysis by Optical and Radar Sensing

Techniques, Aung Lwin and Myint Khaing, International Archives of the Photogrammetry, Remote Sensing and Spatial Information Sciences, 2012.

Soil

The underlying soil type at the Project site and its surroundings is characterized as the Meadow and Meadow Alluvial Soil. Meadow soil is soil which occurs near the river plains with occasional tidal floods, is non-carbonate and usually contain large amounts of salt. Both materials mainly comprise silty clay loam and neutral soil where they are rich in available plant nutrient.

Hydrogeology

Yangon is rich in groundwater resources conserved by unconsolidated Tertiary-Quaternary deposits. In Yangon, groundwater is mostly extracted from Valley filled deposits and Ayeyarwaddy sandstones.

Hydrology

The Project site lies along the catchment of the Pazundaung River which flows east of the site in a southerly direction to converge into the Yangon River. The Yangon River (also known as the Rangoon River or Hlaing River) is formed by the confluence of the Pegu and Myitmaka rivers and flows into the Gulf of Martaban which is part of the larger Andaman Sea.

Climate and Meteorology

Yangon has a tropical monsoon climate under the Koppen climate classification system. The city typically experiences a distinct rainy season from the month of May through to October where a substantial amount of precipitation occurs; and dry season which commences from November and ends in April. During the course of a year, average temperatures show some variance with average highs ranging from 26°C to 36°C and average lows occurring between 18°C and 25°C.

Biological Environment

As previously described, the Project site is a built-environment and the species of flora surveyed at the site are native species not uncommon to the Yangon area. There were no protected species or species of conservation value identified. Common birds which have become adapted to the urban environment can be observed throughout the year.

4. Execution of EIA

The goal of an ESIA is to identify potential environment and socio-economic impacts, and evaluate the risk of these impacts during the phase of project implementation, namely, the pre-construction, construction and future operation of the Project. As part of this process, the positive effects on the surroundings will be maximized and best practices will be employed to avoid, mitigate and minimize any possible negative impacts.

While executing EIA processes, in addition to the national requirements, relevant Performance Standards (PS) of the International Finance Corporation (IFC) are also referenced in the execution.

The project teams and the EIA consultant team carried out following key activities:

- Hazardous Materials Assessment (February 2013);

A Hazardous Materials Assessment was carried out to identify any potential hazards to human health and the environment from the activity of demolition, removal and disposal of the materials. The assessment was also undertaken to ensure that the premises are free of hazardous materials as far as practicable once works are completed. The interior and exterior of the buildings were surveyed and hazardous materials assessment included Asbestos Containing Materials (ACM), Synthetic Mineral Fibre (SMF), Polychlorinated Biphenyls (PBC), Lead Based Paints (LBP), Ozone Depleting Substances (ODS), radioactive smoke detectors, mercury containing materials, hazardous chemicals or waste, mold, biological hazards (pigeon and rodent droppings) and potential Chemicals of Concern (COC) in soil and ground water.

Based on the assessment, 80 ACM and 21 LBP samples were sent for lab analysis while 14 soil and four groundwater samples were assessed for potential COC which could pose health risk to workers during demolition works. All other potentially hazardous materials on-site are reported to be manageable in its current condition. As there are currently no compound-specific reference standards for assessing the presence of soil and groundwater impact in Myanmar, the baseline analytical results were compared against the Dutch Standards 2009 (Rev 2012).

Dutch Target Values (DTV) describe the maximum contaminant level in the soil and groundwater. When a concentration level is above Dutch Intervention Values (DIV) in the soil/sediment/groundwater, it is considered seriously contaminated.

DTV exceedances in soil were reported for all metals and metalloids tested for except total chromium and molybdenum, selected sum PAHs and mineral oil. Among samples tested, TP11 has reported an exceedance of the DIV limit for copper (190 mg/kg) with a reading of 600 mg/kg.

- Heritage Survey including Conservation Technical Specification (CTS)(completed);

As the PYN will undergo structural strengthening, partial demolition and restoration works as part of the proposed Project, a Conservation Technical Specification (CTS) has been prepared to describe the requirements pertaining to the documentation, dismantling and storage of heritage elements identified for eventual conservation and re-use within the PYN, prior to the commencement of construction works. The dismantled elements will be restored at a later stage within the PYN, or will be re-used in the proposed Project. The identified elements include the following:

- Metal elements – canopies, rainwater goods, windows, decorative fittings, ironmongery;
- Timber elements – flooring, windows, doors, decorative fittings; and other historical fittings and artefacts as indicated in the tender documents.

Proposed by the Yangon Heritage Trust (YHT) the Heritage Impact Assessment (HIA) was undertaken during the period of August to December 2013. As requested by YHT, the focus of the HIA is on the impact of the new development on the physical condition of historic buildings within and adjacent to the site – the former Myanmar Railway Building, St. Gabriel's Church and Parsonage, and two linear blocks of the Bogyoke Aung San Market, as well as on the historic vistas along neighbouring stretches of Sule Pagoda Road and Bogyoke Aung San Road. Sule Pagoda Road is part of the adjoining Kyauktada Township. The two townships are part of Yangon's historic colonial downtown core.

- Traffic Study (completed);

There are no official guidelines regarding the study of traffic in Myanmar. The Traffic Impact Assessment (TIA) report analysed (i) the existing traffic, pedestrian and public transport situation of the Project, (ii) highlights the key proposals for access, circulation and parking, (iii) calculates daily and hourly traffic demand and parking accumulation; (iv) estimates the capacity of the road network and proposed improvement to the traffic, pedestrian and public transport network; and (v) recommends the proposed routes and timings of construction vehicles.

In Yangon 80% of trips are undertaken by bus and 3% by rail. Although this is undoubtedly reduced as a result of higher car ownership there are still many people using the public transport network. The development is conveniently located within walking distance of the public transport network. The York Lan bus stop and Yangon Central Railway Station are located on Alan Pya Pagoda Street approximately 220 m and 380 m from the site respectively. There are also Bogyoke Zay bus stop on Bogyoke Aung San Road and Sule Bus Stop on Sule Pagoda Road approximately 300 m and 210 m from the site respectively.

The population of Yangon was estimated to be approximately 6 million (2011) with estimated annual growth of 3% per annum. The expected population in 2015 is 6.75 million. The government's statistic for registered cars suggests that 60% of Myanmar cars are registered in Yangon. Yangon currently prohibits motorcycles in the city centre and bus travel accounts for over 80% of daily trips[1].

There have long been plans to improve Yangon Circular Railway and implement Bus Rapid Transit or other mass rapid transit system although these are in the early stages and implementation unlikely within the next 5 years before the development opens.

SIDRA Intersection (Version 5.1) was used to analyse the capacity and traffic condition of the existing junctions. The key measurement of signalize intersection is Level of Service (LOS), LOS is the letter designation that describes a range of operating conditions. In the SIDRA Intersection programme, LOS is determined from delay which is based on the HCM 2000 (Highway Capacity Manual). The LOS is ranged from A to F (A is the best, F is the worst). HCM 2000 is determined LOS indicator by control delay of traffic at intersection as shown in the following table.

Table ES-1: Level of Service definitions

Level of Service	Control Delay per vehicle in second (d)
A	d < 10
B	10 < d < 20
C	20 < d < 35
D	35 < d < 55
E	55 < d < 80
F	80 < d

Source: Highway Capacity Manual 2000

Other key measurement of SIDRA Intersection is degree of saturation (DOS) which describe by following below;

- DOS less than or equal to 0.9 is under capacity, reflecting satisfactory operating conditions;
- DOS of between 0.9 and 1.00 is considered to be at capacity; and
- DOS of greater than 1.0 may be achievable, but it indicates that the junction is operating beyond its design capacity. DOS approaching about 1.2 would indicate overload of the junction, with likelihood of queuing and delays.

Existing base year analysis from existing junction geometry and traffic volume, the survey found that the junctions in base scenario (existing year 2013) are generally operating under capacity in term of LOS and DOS, and there is reserve capacity for the traffic flows in the future. Some extended queuing may occur during peak flow periods but delay to vehicles is not excessive most of the time.

Future base year analysis, the junction would be able to operate satisfactorily with a 5% increase per year in traffic but will begin to experience more significant delay and queuing if traffic increases at 10% per annum. The junction can operate better in the AM peak than the PM peak.

Once the Project is fully implemented, it is anticipated more tourist or visitors will be attracted to the development area due to the activities involving the Peninsula Hotel, Peninsula Residence, Business Hotel, Retail Podium and the Office Tower 3 & 4. There will be increased traffic volume along the Bo Gyoke Aung San Road and the Alan Pya Pagoda Street. Analysis of the Sule Shangri-La Junction has been undertaken for 2018 with the proposed Project. The development traffic distribution is based on the existing percentage distribution at the junction. Although the traffic is shown to access from the south it is assumed that this traffic will also enter from north or west (only passing through the junction once on entering).

- Baseline air quality surveys including noise and vibration monitoring

The proposed project site is at the centre of commerce and trade in Myanmar and it is near the country's transport hub where motorways, railways, waterways and airways meet. Therefore, the major source of air pollution in the area is vehicular emissions. Industrial emissions contribute to a lesser extent.

The baseline air quality was also measured at potential air sensitive receptors that may be affected by the Project. To this end, the ambient TSP was measured at three locations close to the northern, southern and western edges of the Project site on 22 Oct 2013 during the period 6 pm – 7:30 pm which coincide with the rush hour in the area. The equipment which was used is the Dust Trak Aerosol Monitor (Model 8520) which operates based on the light scattering principle. The measured concentrations of TSP are shown in the Table below.

Table ES-2: Ambient Air Quality Levels

Parameter	Location A	Location B	Location C
Nature of Use	Residential building north of Site	Residential building south of Site	Shopping Mall west of Site
Time of Measurement ending	18:38	19:02	19:32
Duration (minutes)	15	15	15
Likely sources of TSP	Mainly residential activities	Traffic emissions and commercial activities	Commercial activities
Measured TSP Levels (μg/m^3)	59	82	65

The results obtained are location specific and representative of the local air quality. Due to new requirement of MONREC for two-season baseline data, ENVIRON planned and conducted the air and noise quality baseline data collection in February 2015. In the second air quality survey, PM_{10}, $PM_{2.5}$, NO_2, and SO_2 were measured.

The data monitored at the three sites were analyzed. The findings of the second air quality monitoring campaign showed that the daily average concentrations of PM_{10} were higher than WHO guidelines (50 µg/m^3) at all receptors (LM1, LM2 and LM3), being 63 µg/m^3, 58 µg/m^3 and 64 µg/m^3 respectively. For $PM_{2.5}$ concentration, the daily average values were also higher than WHO guideline (25 µg/m^3) at all sites (LM1, LM2 and LM3), being 59 µg/m^3, 38 µg/m^3 and 51 µg/m^3 respectively .For SO_2 concentrations, all the monitoring findings were higher than WHO guideline as 42 µg/m^3, 94 µg/m^3 and 75 µg/m^3 respectively. Average hourly NO_x concentrations for LM1, LM2, and LM3 are 61 µg/m^3, 77 µg/m^3, and 94 µg/m^3 respectively and these concentrations are lower than the WHO guideline value of 200 µg/m^3 in all monitoring sites but NO_x concentrations exceeding the WHO hourly standard were observed between 10am and 12 pm.

The noise monitoring programme was conducted at representative noise sensitive receivers at and near the Landmark project. The monitoring points were located approximately at the same locations of the air receptors. A number of noise sensitive receivers ("NSRs") were identified in a number of walk-over surveys conducted in February 2015. The first tier of representative NSRs has been selected based on their proximity to the Project site, nature of uses and the number of people that might be affected. Among all the NSR, N2: Church will possibly experience more noise impact than the other receivers because the church is closer to the project area than the other receptors. However, the ambient baseline noise level in the church (62+4=66 dBA) is still lower than the IFC commercial allowable limit even with the addition of anticipated construction noise level (4dBA).

Construction vibration sources will be dominated by demolition activities associated with the Grand Mee Ya Hta and the FMI Centre. To reduce the cumulative vibration impacts, the demolition activities will be carried out in phases staggered to avoid cumulative vibration impacts. An analysis of the construction activities indicates that the main source of construction vibration will be associated with demolition of buildings. The use of backhoe mounted hydraulic breakers will be the focus of the vibration assessment. Other associated construction machineries such as dump truck and mobile cranes are about 10-12 dB lower in the L_v value and hence only the breaker has been assessed. A number of vibration sensitive receivers ("VSRs") were also identified in the walkover surveys conducted in Oct 2013 based on their proximity to the Project site, nature of uses and the number of people that might be affected.

The hydraulic breaker will be the dominant source of vibration during the demolition of the Grand Mee Ya Hta and the FMI Centre. It has therefore been derived based on the *Transportation- and Construction-Induced Vibration Guidance Manual*. The vibration impacts have been calculated based on the afore-mentioned methodology from both the structural damage and annoyance perspective as below. It has been demonstrated that there will be no unacceptable vibration impacts predicted at the VSRs.

- Baseline water quality survey including soil and groundwater;

An intrusive soil and groundwater investigation was performed at the Project site to ascertain the baseline soil and groundwater conditions. The investigation was performed based on the American Standard for Testing Methodology (ASTM) Standard Practice for Environmental Site Assessments (ESA) E 1527-05 (Phase I ESA) and ASTM E 1903-11 (Phase II ESA), as applicable outside of the United States.

An extensive soil investigation program was conducted during the period of 18th October 2012 to 24th November 2012. The scope of work involved in this investigation includes the exploration of subsurface condition, Standard Penetration Test (SPT), collection of disturbed and undisturbed soil samples for laboratory analysis and to carry out Pumping Test

A total of four boreholes were drilled using a 150 mm-diameter auger and motorized drilling machine (BH-1 to BH-4) to a depth of up to 2 m below ground level (bgl), below the fill material and based on the actual depth of the water level at each borehole location. The remaining six shallow boreholes (BH-5 to BH-10) were advanced using hand auger to an average depth of 2 m bgl to a maximum depth of 4.2 m bgl, depending on the soil profile encountered during hand augering. At all locations, the boreholes were first hand augured to a maximum depth of 1.5 m bgl as an additional precautionary measure against drilling into underground services. Soil samples were collected from the drill barrel and the lithology of the soil was visually logged in accordance with the Unified Soil Classification System (UCSC).

A total of four boreholes (MW1 to MW4) were converted into groundwater monitoring wells to enable sampling of the underlying shallow groundwater. Following completion of well installation activities, the monitoring wells were developed to remove fine particles that may have accumulated in the well during well installation activities. Well development entailed manually bailing out water from each well using a dedicated disposable PVC bailer. The monitoring wells were continuously developed until the purged water is visually clear or sediment-free. Static water level (SWL) at each monitoring well was measured using a dip meter during borehole drilling and monitoring well installation. Groundwater sampling was performed using dedicated bailers. Onsite groundwater quality parameters measured during purging and sampling include temperature, pH, total dissolved solids (TDS) and electrical conductivity (EC).

A total of fifteen soil and seven groundwater samples, inclusive of one soil and one groundwater duplicates were subjected to chemical analysis. The relevant analytical methods based on United States Environmental Protection Agency (USEPA) and American Public Health Association (APHA) were used for testing of the soil and groundwater samples. In the absence of official standards in Myanmar, the samples were analyzed for parameters recommended by the Singapore Jurong Town Corporation (JTC) Environmental Baseline Study (EBS) Guidelines. An additional 34 boreholes were established from September 2013 to November 2013.

As described in hazardous materials assessment above, DTV exceedances in soil were reported for all metals and metalloids tested for except total chromium and molybdenum, selected sum PAHs and mineral oil. Among samples tested, TP11 has reported an exceedance of the DIV limit for copper (190 mg/kg) with a reading of 600 mg/kg. This maximum copper concentration was compared with the following alternative standards for combined direct exposure pathways in a commercial/industrial setting. A comparison with alternative standards for combined exposure pathways (dermal contact and incidental ingestion) in commercial / industrial soil indicates that the general population (including excavation workers) is not at risk at the current copper concentrations.

Further, a trace of Total Coliform concentration was found in the soil samples. This group includes faecal coliform (e.g., *Escherichia coli* (E .coli)), as well as other forms of naturally occurring coliform found in soil. Most coliforms pose no human health risk. To prevent any potential risks, protection from incidental ingestion of soil at the site can be achieved by the use of appropriate personal protective equipment (PPE) and good hygiene practices, e.g. frequent washing of hands.

Groundwater levels were measured at 10.1 m bgl (MW1), 6.73 m bgl (MW2), 7.71 m bgl (MW3) and 11.3 m bgl (MW4) during sampling and/or purging. Barium in all four monitoring wells was

found to exceed the DTV. The groundwater quality at the Project site is generally in compliance with the prescribed limits.

Total coliform was present in groundwater samples MW3 and MW4, recording at 30,000 CFU/100 ml and 500 CFU/100 ml respectively. There are presently no limits for this parameter in surface water or groundwater quality. Only the Myanmar effluent standards stipulate limits for Total coliform at <400 MPN/100ml of coliform bacteria. The detected CFUs in MW3 and MW4 are above this limit and as such groundwater pumped from the site cannot be discharged to the public sewer system without prior treatment. The summary of ground water laboratory results are shown in the following Tables.

Table ES-3: Summary of Groundwater Laboratory Results

Test Parameter	Dutch Standard (Rev 2012)		LOR[c]	MW1	MW2	MW3	MW4
	DTV[a]	DIV[b]		207001/5001[d]	204002/5001	201003/5001	202004/5001
Metals and Metalloids							
Barium	50	625	<20	**87**	**109**	**166**	**80**
Nickel	15	75	<10	<10	**14**	**11**	**14**
Zinc	65	800	<10	<10	**12**	<10	<10
Total coliform Count (cfu/100 ml)	<400[e]		*	NA	NA	30,000	500
Conventional Analytes							
pH @ 25°C (pH Unit)	6.5 to 9.2[f]		0.1	7	6.4	7.1	5.5
BOD @ 20°C (mg/L)	50[e]		2	5	4	5	4
COD (mg/L)	250[e]		1	12	16	26	8
Total Organic Carbon (mg/L)	-		0.10	1.17	<0.10	0.63	0.67
Fluoride as F (mg/L)	20[e]		0.10	0.26	<0.10	0.29	<0.10
Chloride as Cl (mg/L)	600[f]		0.10	32.1	30	42.5	<0.10
Sulphate as SO_4 (mg/L)	400[f]		0.10	37.2	90.4	14.6	26.8
Ammonia as N (mg/L)	10[e]		0.01	0.64	2.1	14.1	2.50
Conductivity (µS/cm)	-		1.0	445	577	596	234

Notes:
a – Dutch Target Values 2009 (rev 2012)
b – Dutch Intervention Values 2009 (rev 2012)
c – Limits of reporting
d – Row refers to sample identification marks
e – Myanmar Effluent Quality Standard
f – Myanmar Effluent Quality Standard
- No available standard
**No laboratory limit or reporting*
NA – Not Analyzed
Units in µg/L, unless otherwise indicated
Detected concentrations are in bold font; DTV exceedances are highlighted in yellow;

Table ES-4: Comparison with IFC, USEPA and Canadian Groundwater Quality Standards

Test Parameter	Dutch Standard (Rev 2012)		LOR c	MW1	MW2	MW3	MW4	IFC WW and Ambien t WQ	USEPA - DW	Canadian GW Quality
	DTVa	DIVb		207001/ 5001d	204002/ 5001	201003/ 5001	202004/ 5001			
Metals and Metalloids										
Barium	50	625	<20	87	109	166	80	-	2	0.5
Nickel	15	75	<10	<10	14	11	14	-	0.7	-
Zinc	65	800	<10	<10	12	<10	<10	-	5	0.01
Total coliform Count (cfu/100 ml)	<400e		*	NA	NA	30,000	500	400	0	0
Conventional Analytes										
pH @ 25oC (pH Unit)	6.5 to 9.2f		0.1	7	6.4	7.1	5.5	6 – 9	6.5 – 8.5	6.5 – 8.7
BOD @ 20oC (mg/L)	50e		2	5	4	5	4	30	-	-
COD (mg/L)	250e		1	12	16	26	8	125	-	-
Total Organic Carbon(mg/L)	-		0.10	1.17	<0.10	0.63	0.67	-	-	-
Fluoride as F (mg/L)	20e		0.10	0.26	<0.10	0.29	<0.10	-	2	0.12
Chloride as Cl (mg/L)	600f		0.10	32.1	30	42.5	<0.10	-	250	230
Sulphate as SO4(mg/L)	400f		0.10	37.2	90.4	14.6	26.8	-	250	100
Ammonia as N (mg/L)	10e		0.01	0.64	2.1	14.1	2.50	10 as total N	30	-
Conductivity (µS/cm)	-		1.0	445	577	596	234	-	-	-

Groundwater quality analysis results of the Landmark EIA report covered parameters such as Barium, Nickel, Zinc, Total Coliform Count, pH, BOD, COD, TOC, Fluoride, Chloride, Sulphate as SO_4, Ammonia as N, and conductivity. Generally, Barium, Nickel, Zinc, and conductivity are measured in industrial wastewaters.

- Public consultations;

Due to the nature of the project and planned environmental safeguard measures, its potential Area of Influence (AoI) is minimal in the project's stages, which include construction phase involving demolition and operation phase. In consideration of the distance the AOI would potentially reach, the study limit will be set to within a 1 KM radius of the project. The project identified that stakeholders to the proposed project are St. Gabriel Church management, the tenants, residents, guests, and employees of the buildings from the project, neighbourhood communities, Bogyoke Aung San Market management and the shopkeepers, Yangon Heritage Trust (YHT), relevant government authorities including Ministry of Transport, Ministry of Construction, YCDC, Myanma Railways, and ECD from MONREC.

The Project Proponent, since the initiation of the project development in 2011, has carried out separate consultations with individual stakeholder groups. In order to optimize mutual exchange and maximize the outcomes of the particular discussion, specific focused groups were met individually throughout the various stages of the project.

In the early stage of the project planning, GMER employees, FMI Center employees, and business tenants from GMER and FMI Center were consulted in separate meetings. The

meeting with YCDC Engineering Department (Building) took place in August 2013 and building design and planning parameters were discussed in the meeting. Even though the project is still in the design phase, a wide range of consultations have already been carried out between the PP and YCDC Pollution Control and Cleansing Department for asbestos disposal work, YCDC Playgrounds, Parks & Gardens Department for removal of trees on site, and CQHP for pile load test design and approval. YCDC Engineering Department (Roads and Bridges) was consulted in June 2016 about the storm drain diversion plan of the project. In addition, the PP consulted Myanmar Fire Services Department for fire safety design and approval.

Conservation measures were presented in the meeting with Yangon Heritage Trust in 2013. The PP also met with Department of Archaeology and National Museum on archaeological excavation on site matter. Issues related to Conservation Management Plan (CMP) were presented in another meeting with YHT in December 2014.

Members of St. Gabriel's Church Union expressed their concerns in a consultation meeting in May 2014. Again in June 2014, St. Gabriel's Church Union was consulted to register its concerns. The committee expressed concerns for inconvenience and potential damage resulting from the project's construction activities. The project appointed a qualified expert consultation firm to carry out a thorough dilapidation survey of all Church buildings. The Dilapidation survey report was shared to the Church in July 2014. The project confirmed that appropriate devices will be installed to monitor any construction-related vibration impacts for Church buildings prior to the commencement of major site works. In addition, damage assessment was also carried out in January 2016 to examine damage potential as a result of project development activities. In the second consultation, the Church would not agree to a pedestrian access to allow the public to go through the Church compound between Bogyoke Aung San Market and the Project. It wanted to maintain the gate as it is now. In response, the Project design was amended based on this comment by replacing open pedestrian access with the gate. Gate design options were proposed to the Church, and the final design was accepted by the Church in January 2016 after incorporating a number of their comments.

Meeting with Myanma Railways took place in November 2015 and the conditions of the heritage items from MRB in the warehouse were discussed. Another meeting with Myanma Railways took place in January 2016 as well.

In January 2016, Ministry of Construction was given a presentation to demonstrate that the project had taken safety measure to protect pedestrians and vehicles. Other construction related recommendations were relayed by the ministry in the meeting.

Individual public consultation meetings were conducted in August 2016 to inform the public near the project area and to listen to their concerns. The residences who are located in the project impact area in Pabedan, Kyauktada, and Dagon, shopkeepers from Bogyoke Market, and the committee from St. Gabriel's Church Union were met to exchange views, concerns, and measures that the project has planned for the upcoming construction.

The participants from the project affected people from Pabedan Township raised several issues related to loud noise at night, damages on the roads, illegal waste disposal, and dust pollution. Some construction activities extend their operations at night and the level of their construction activities disrupt the time for peaceful rest at night. The project gave assurance that the level of noise and vibration will be strictly controlled to acceptable levels. The project will employ modern construction technologies with improved application to suppress noise and vibration as the task to conserve the heritage building is the major requirement for the project. Noise and vibration from the construction activities will be regularly monitored using monitoring devices mounted on nearby buildings. In addition, all construction activities including loading and unloading operation will be conducted in line with YCDC's regulations and the project will place night restriction for operations that generate noise.

The participants from Kyauktada Township requested information regarding the project's arrangement for the current employees, design about the underground parking lot, and increased traffic due to the construction activities. The project's team responded that all employees had been consulted early and given options, re-employment in a new place or appropriate severance compensation. For traffic congestion due to the project's construction, the project tasked Mainhardt (Thailand) to carry out traffic study and analysis. The project's traffic flows are planned and sequential construction stages are arranged to ease up the traffic congestion in the construction period. Entrances and exits will be properly established to prevent traffic slow-down by the construction vehicles. All construction vehicles will be properly parked inside the compound and hauling operations will be arranged for the time with minimal traffic on the roads. Occasionally, when there is an urgent need to employ a number of construction vehicles, the public will be informed ahead of the occurrence. The project will employ rigorous safety regulations and exercises to minimize the risk factors.
With regard to the question on the protection of the heritage building from impacts of the construction of four more buildings in the compound, the project team responded that diaphragm wall system will be employed. The heritage building will be first supported by reaction frame before the underground parking construction. Noise and vibration will be closely monitored throughout the construction period.

Primary concerns of the people from Yawmingyi Quarter were expressed in the consultation meeting. Information and clarification related to duration of the BOT (Build-operate-transfer) system, the sequencing of EIA and MIC permit, demolition method, underground parking construction, building strength, noise level from the construction, and accountability issues were raised in the consultation. The project team answered that BOT system will have 50 years and with potential two time extensions of ten years each, the total duration of the BOT agreement could be 70 years. After the BOT agreement, all infrastructures will be handed over to the primary owner, Myanma Railways if it cannot be extended. For the question with regard to the sequence of MIC application, EIA, and the public consultation, MIC permit has not been obtained yet and as a part of the MIC permit process, EIA execution has still been carried out. This public consultation process was a part of the EIA that will be submitted and therefore, the project has been following the proper sequence.

Noise associated with piling work has been considered and the quietest method will be applied. In addition, the pile foundation activities are planned to take place in day time. Test pile foundation installation had already been carried out and the noise level did not exceed the common daily noise around the project site. Additional noise reducing measures will be introduced in the project as well. The project will immediately address any report of disturbance by the project's operations. Regarding the accountability for the conservation of the heritage building, the project proponent has the sole responsibility. The project has been cautiously planning all activities in detail to prevent any mishap. In response to geological survey question, geological and soil surveys were conducted prior to the design stage. Pile foundation is planned to reach up to 50 – 60 meters depth.

Participants from St. Gabriel Church brought up concerns for impacts on its buildings. They believed that previous construction activities caused cracks in its buildings and therefore, assurance for preventing further damages was asked. The project team responded that the technology has improved a great deal in 20 years and the project will employ modern technologies to prevent damages both to the heritage building and the church infrastructures. In addition, more pre-condition surveys will be conducted to register the existing state of infrastructures in the church compound and monitoring devices will be installed to regularly check any likely impacts. The church committee has been encouraged to immediately report any abnormality it observes in the infrastructures. The project will inform the church committee in advance of the pre-condition surveys so that the church committee can join it together.

As part of the due diligence exercise, the IFC regularly sends their team to review the Project. The review relied upon documents made available by the YSH Group, on interviews conducted by IFC with the Group, project management and contractor representatives as well as with workers and local community members at or near the project site. IFC's due diligence found no issues related to land lease acquisition and no concerns expressed by local residents near the site. The review also did not identify any adverse impacts of the Project on ethnic minority persons or biodiversity.

5. Alternative Studies

In preplanning stage, the project considers various alternatives for many aspects of the project. In doing so, the possibility of the place without the project is the option that the project evaluated to predict potential pollutions. Aside from the opportunities lost, leaving the place untouched will not escape future pollutions. With sound environmental management systems in place within the project, the existing degree of pollution level will get even reduced with the project implementation.

Location Alternatives

As a consequence of rapid economic growth that came side by side with the opening up of the country which was formerly self-isolated, Myanmar land price has skyrocketed drastically. In addition to skyrocketing land cost, limited availability of vacant lands to develop in central Yangon restricts the project to look for other locations. After evaluating several sites, the chosen location proved to meet the requirements of the project, the site's location in the commercial hub of Yangon with existing necessary infrastructures such as major roads, railways, and nearby commercial structures offers the best advantages to the project. The new development will also prove to be economically and financially beneficial compared to the current status of the site. Without the project and proper restoration work, abandoned heritage PYN building and a few other structures will be overgrown with shrubs and grass and will gradually fall into ruins while no other major environmental adverse impacts would be generated. In addition to economic advantages, the present location offers opportunities to reduce impacts as there is no environmentally sensitive receptors in the immediate area.

Design and Construction Alternatives

In order to curb adverse impacts on the environment, the proposed project embraces modern designs, which accommodate energy efficiency, and innovative methods of construction that proactively address pollutions. Tender will be awarded to environmentally conscious and competent construction firms to reduce both construction time and pollutions. Project designs have been developed not only to arouse attraction but also to improve energy efficiency. Moreover, contemporary architecture and structural strength to last and meet environmental challenges which distinctly feature the specific characteristics of the project designs.

On the contrary to abstaining as-built construction method, the project's structural development will primarily be based on as-planned method in sequence. To minimize the level of environmental degradation, mitigation measures will be implemented for each sequence of the project development. As-planned construction application will accommodate the project's management's plan to negate the project's impacts.

In addition to selection of as-planned approach, the project will strictly abide by the mitigation requirements set forth by the Environmental Management Plan from the ESIA for the project. Uncontrolled nature in as-built construction may lead to pollution contribution while the project's as-planned construction will provide well thought out procedures to combat pollutions ahead

of the implementation activities. The main feature of the project's construction development is establishing environmental safeguards prior to the respective activities.

Precast flat panel system, 3D volumetric construction, and hybrid concrete construction were comparatively considered in the selection for construction systems. With relevancy to the local situation and availability, hybrid concrete construction, flat slabs application, and tunnel form systems will be employed as appropriate. Among the existing construction alternatives, these systems offer simplicity, rapid turnaround, consistent performance, and quality. Despite having the lack of building codes locally, the project plans to borrow other applicable building codes suitable to the environment.

Equipment and Material Alternatives

Despite adopting rigorous safeguards, the proposed project plans to take conscious approach in selection of materials and equipment. Environmentally friendly and least polluting materials from reliable suppliers will be prioritized for the project. Newer equipment with better energy efficiency rating or the least emission rate will be utilized for the project use in every stage of the project. Moreover, the project will adhere to follow regular maintenance schedule for all equipment and vehicles. In considering alternatives for equipment, the project makes sure to take into account the creation of employment opportunities as well.

The use of hydraulic breakers would be very noisy during demolition of existing buildings at the project site which are close to the sensitive receivers. In mitigation, the use of hydraulic crusher is proposed as an alternative. Hydraulic crushers are typically 6-12 dBA quieter when compared to conventional demolition with hydraulic breakers. It is, however, recognised that hydraulic crushers have their limitations and hence, it is proposed that they will not be used in isolation but in tandem with hydraulic breakers to minimise the impacts. The hydraulic breakers can create holes on structural elements to facilitate ease of crushing by the jaws of hydraulic crushers and to deal with oversize ones that are not practically crushed.

In order to limit soil exposure and erosion potential, earthworks will be sequenced and timed. Duration of earthworks will be shortened by planned sequences. Temporary covers will be applied to ditch and excavation sites where appropriate.

In conclusion, the project's management has chosen attractive designs with reliability and energy efficiency features, the most appropriate construction technologies with environmental focus and shortening construction period (as much as feasible), and the equipment and materials with the least pollution possibility. Together with these conscious choices, the project's environmental management plan will exceed its objectives to minimize adverse impacts resulting from the project implementation.

6. The Proposed Project's Activities in Sequence

The principal activities envisaged during the construction phase are as follows:

- Setting up and management of temporary facilities;
- Transportation of materials and machinery;
- Demolition and site clearing;
- Conservation work;
- Infrastructure and utility development;
- Construction of building structures;
- Offsite improvements per Traffic Impact Assessment and
- Landscape and re-vegetation.

Major plant and equipment for the construction activities are likely to include:

- Piling rigs;
- Bulldozer;
- Excavators;
- Cranes;
- Lorries/transport trucks, and
- Concrete batching plant.

7. Assessments of Impacts

This chapter identifies and assesses the potential environmental impacts arising from the implementation of project in Yangon. Based on the findings of the assessment, mitigation measures have been developed to minimize and manage these impacts to meet prevailing regulatory requirements and in accordance with Good International Industry Practice (GIIP). It is important to note that the Project site is a developed site (built environment) located within an urban setting. Much of the environmental impacts associated with the development of the site from its original state more than 100 years ago have occurred.

The assessment of potential direct and indirect environmental and socio-economic adverse/beneficial impacts that may arise as a result of the Project is divided into two sections, with each section representing a stage in the life-cycle of the project, i.e. construction phase and operational phase. Mitigation measures for the impacts identified will be incorporated in the Environmental Management Program.

Construction Phase Impacts

With the commencement of construction, the following water quality impacts are expected:

- Soil erosion from construction activities:
- Potentially contaminated surface runoff arising from the site, and
- Sewage from temporary on-site sanitary facilities.

The potential impacts on soil and groundwater resources during the construction phase are likely to be attributed to erosion, spills, and leakages. Demolition and site clearance, construction activities, movements of heavy equipment and vehicles, pile foundation activities, loading, and unloading operations will likely to cause dust, noise, and vibration.

The types of solid wastes generated during the construction phase can be broadly categorised based on their nature and ultimate disposal method into the following:

- Non-hazardous solid waste: e.g. demolition debris, excavated soil, construction spoil from the construction works, general waste, and
- Hazardous wastes: demolition waste of old structures potentially contain hazardous materials such as Asbestos Containing Material, lead-based paints, and mold.

Overall, the impacts arising from the management of non-hazardous and hazardous wastes at the project site during the construction phase are predicted to be short-term and localized, and can be effectively mitigated with the implementation of appropriate construction management practices.

Potential air pollution during the construction phase will be from the vehicles, welding activities, and cooking for workers. Accumulation of traffic delay by the number of vehicles for the construction and the project development will also pose a related impact during construction.

Temporary loss of opportunities for the street vendors can be expected as the project commences its construction activities. Conceptualizing of narrowed walkway could be felt by pedestrians as fence are erected for safety reason. However, the actual walkway's width will not be affected by the project. The walkway got narrowed by YCDC's road expansion work.

Operation Phase Impacts

During the operation phase, the main source of water quality impact will be domestic wastewater which comprises sewage and sullage. Stormwater from the Project site will be conveyed via a network of permanent drains which will discharge via the northern boundary of the site into the existing canal. The project plans to treat domestic wastewater and the treated water will be recycled for the use in cooling operations. From domestic wastewater, only compressed solid sludge will be handed over to a competent party for final disposal. Treated water will be recycled for cooling tower make-up water.

Accidents and spills of hazardous materials/chemicals or cleaning agents from housekeeping will have the potential to result in adverse impacts on soil and groundwater resources during the operational phase of the development if not adequately mitigated.

Solid waste generated at the site will primarily be domestic in nature (paper, plastics, packaging, food waste, etc.). Non-hazardous wastes arising from the occupancy of the residential tower blocks and the hotel include domestic wastes such as kitchen, garden and office wastes. Small quantities of hazardous wastes, such as spent oil and used fluorescent bulbs together with spent containers for cleaning agents will be generated from the operation of the hotel largely from the housekeeping operations and periodic maintenance activities.

The major point-source emissions arising from the operational phase include standby 18 generators and emissions from diesel engine exhaust pipes from fire pump engine Other minor sources of emissions include exhaust emissions of the vehicles used by the residents, hotel guest and visitors.

8. Environmental Management Plan

The Environmental and Social Management Plan (ESMP) establishes the strategy on how environmental and social impacts will be managed throughout the stages of development, i.e. the construction and operational phases of the Project and provides a framework upon which the Project Developer will set environmental and social management requirements for the Project via its contractual documents with relevant parties amongst others, the Main Contractor appointed for the construction phase of the Project and the managing entities appointed to operate the various development components within the Project Site.

Within the ESMP roles and responsibilities for all relevant parties that will be involved in the implementation of the Plan are explained. Another important component of an ESMP is training and awareness.

The Final ESMP will be developed upon completion of the ESIA process, the public notification and stakeholder engagement process, upon receipt of feedback from the regulatory agencies, any ESIA approval conditions and completion of the detailed construction methodology and the detailed design. The EMP of some critical issues are illustrated in Table ES.5 below:

Table ES.5 Environmental and Social Management Plan

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Reporting Requirement
Air Quality (Construction Phase)				
Potential sources include: • Site preparation works such as excavation, levelling, compaction and trenching • Movement of heavy construction vehicles and machinery within the site and during transportation operations; • Material handling (delivery, unloading and use of construction aggregates and structural fill); • Demolition of existing building on-site; • Operation of the batching plant; • Exhaust emissions emitted from vehicle and machinery engine exhaust emissions will contain NOx, SOx, CO and VOCs.	• Carry out regular surface damping or wetting on general site areas, stockpiled fill and aggregates especially during dry ambient conditions; • Provide site enclosure and covering of any aggregates or stockpiles; • Ensure that all hardstanding areas and access roads within the site are wet twice a day; • Open burning on the site premises is strictly prohibited on-site. The control of vehicular emissions can be achieved by observing good construction practice procedures such as: • Turning off equipment when not in use; • Lorries/trucks waiting for more than 10 minutes will turn off their engines; and; • Regular maintenance of construction vehicles/equipment.	Ambient air quality monitoring to be carried out monthly at two locations along the Project site boundary and one location at the Church compound. The monitoring will be carried out by an accredited laboratory. Parameters to be monitored include TSP, PM_{10} (particulate matter less than 10 micron), SO_2 and NO_2.	Accredited laboratory appointed by ET	Submission of monthly air monitoring reports to the ET, IEC and PP.
Air Quality (Operational Phase)				
During the operational phase of the Project, there will be no significant sources of air emissions.	No mitigation measures required.	No monitoring programme required.	Not applicable	Not applicable

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Reporting Requirement
Vibration (Construction Phase)				
The main construction activities that will generate vibration include: • Demolition of buildings • Piling Works for the main buildings;	• Pre-construction surveys will be conducted prior to commencement of major site works such as demolition, piling and foundation works. • Sequential work arrangement to avoid cumulative vibration impacts • Noise and vibration barrier will be erected	Identify monitoring points for vibration, and monitor vibration impacts with proper instrumentation.	Contractor	Submission of monthly vibration monitoring reports to the PP.
Vibration (Operational Phase)				
Except for minor increase in traffic noise due to the occupancy of the various development components of the Project, no significant impacts are envisaged.	No mitigation measures required.	No monitoring programme required.	Not applicable	
Noise (Construction Phase)				
The main construction activities that will generate noise include: • PYN early & main construction works; • Main buildings early construction works; • Piling Works for the main buildings; • Main Building Pile Caps, Basement Slabs & Podium; and • Construction of the Towers	• Consideration for alternative construction methodologies: The use of hydraulic breakers should be avoided and hydraulic crushers should be used instead. There crushers are typically 6-12 dB9A) quieter. • Use of mobile barriers: Movable noise barriers will be used as necessary to achieve 5 dB(A) reduction for movable construction equipment or 10 dB(A) for stationary ones. • Noisy equipment and noisy activities will be located as far away from the NSRs as is practicable;	Noise monitoring to be carried out monthly at two locations along the Project site boundary and one location at the Church compound. The monitoring will be carried out by an accredited laboratory over a 24-hour period.	Accredited laboratory appointed by ET	Submission of monthly noise monitoring reports to the PP.

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Reporting Requirement
	• Unused equipment will be turned off and the parallel use of noisy equipment / machinery will be avoided;			
Noise (Operational Phase)				
Except for minor increase in traffic noise due to the occupancy of the various development components of the Project, no significant impacts are envisaged.	No mitigation measures required.	No monitoring programme required.	Not applicable	
Water Quality (Construction Phase)				
Soil erosion	• Sediment retention structures such as silt traps or catch pits of adequate sizes will be provided at suitable locations within the active works area within the Project site to remove soil and sediment in the surface runoff prior to discharge into the receiving drainage channels. • Any disturbed earth caused by construction activities or fill operations will be firmly consolidated and compacted by earth moving vehicles and compactors to reduce the rate of possible erosion and release of loose soil particles.	Inspection of silt traps will be carried out by the Contractor as required. Based on the inspection, as required, silt traps/catch pits will be desludged to maximise silt removal efficiencies. The overflow from the silt traps will be monitored on a weekly basis to ensure compliance to the following limit. Total Suspended Solids (TSS) concentration is below 50 mg/l. Others parameters to be monitored on a quarterly basis include the following Biological Oxygen Demand: 30 mg/l	Earthworks Contractor	

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Reporting Requirement
		Chemical Oxygen Demand: 125 mg/l Total Coliform: 400 MPN/100 ml Oil and Grease: 10 mg/l pH: 6.0 – 9.0		
Construction runoff and drainage	Temporary and/or permanent drainage systems will be installed immediately following the site preparation works to minimise downstream flooding.	Visual monitoring of the temporary and/or permanent drainage system will be carried out on a weekly basis and immediately after a heavy rainfall event. If these channels are obstructed, measures will be taken to prevent drainage impedance.	Contractor	
Sewage Effluent and Domestic Wastewaters	• Appropriate sanitary facilities will be provided and properly maintained for construction workers throughout the construction stage. Direct discharge of untreated sewage into underlying soil, groundwater or surface water is prohibited. • Temporary septic systems or portable chemical toilets will be provided for use at the proposed site to prevent any release of untreated sewage into YCDC main drain.	The sanitary facilities to be cleaned twice daily. The portable chemical toilets will be maintained per the manufacturer's requirements. If temporary septic systems are used, periodical desludging will be carried out as necessary. The effluent will be monitored on a quarterly basis to ensure compliance to the following limit:	Contractor	Provision for proper management of sewage effluent from temporary sanitary facilities to be included in the Construction Method Statement.

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Reporting Requirement
		Total Suspended Solids: 50 mg/l Others parameters to be monitored on a quarterly basis include the following Biological Oxygen Demand: 30 mg/l Chemical Oxygen Demand: 125 mg/l Total Coliform: 400 MPN/100 ml Oil and Grease: 10 mg/l pH: 6.0 – 9.0		
Water Quality (Operations Phase)				
Sewage and sullage	A wastewater treatment plant (WWTP) will be constructed onsite designed based on the peak water demand of 1,100 m^3/day.	Implementation of preventive maintenance programmes and performance monitoring programmes as stipulated under the manufacturer's specification.	Company appointed for the operation and maintenance of the WWTP.	Submission of weekly monitoring report of the treated effluent from the WWTP.
Soil and Groundwater (Construction Phase)				

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Reporting Requirement
Accidental spills and leaks from handling and storage of hazardous materials	• A secured area (enclosed with hardstanding impervious base) will be provided for the storage of any hazardous materials and hazardous wastes. • Any accidental spills of fuel, oil or other hazardous chemicals will be cleaned up immediately. The recovered media (contaminated soil, absorbent pads, rags etc) will be disposed of as hazardous waste.	Daily inspection of the hazardous materials storage area. Any spills observed, or any deterioration in the integrity of the storage containers (e.g. tanks, drums) will be addressed immediately. Submission of weekly inspection reports to the ET and the PE.	Contractor	
Soil and Groundwater (Operations Phase)				
Contamination of soil and groundwater as a result of hazardous materials (diesel and chemicals) spillage.	• The five diesel storage tanks to be installed within the Diesel Storage Room will be located within concrete-bunded enclosures capable of containing 110% of the contents of the largest tank within each enclosure. • Any accidental spills will be assessed on a case by case basis and remedied, including excavation and disposal of any contaminated soil (classified as hazardous wastes) at a secure disposal facility approved by the YCDC.	Daily inspection of the Diesel Storage Room including the piping, valves and related structures by the maintenance crew appointed during the operational phase of the Project. The groundwater quality at the Project site will be monitored every month during the lifetime of the development.	Company appointed to carry out maintenance activities for the Project Site.	Submission of weekly inspection reports to the PP. Submission of monthly groundwater quality monitoring report to the ET and the PP.
Non - Hazardous Waste Management (Construction Phase)				
Improper management of waste will potentially result in the following: • Drainage impedance	• Good housekeeping practices are essential within the site. Open burning of any form of construction waste material within the Project site is strictly prohibited as apart from polluting the atmosphere and reducing the ambient air quality at the site, the	Daily inspection on housekeeping, storage and disposal of non-hazardous waste generation from the Project Site will be carried out.	Contractor	

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Reporting Requirement
• Contamination of the surface runoff caused by the chemicals used at the Project site • Odor impacts • Possible health risks caused by disease vectors • Possibility of fires at the Project site	activity poses a risk of fire spreading to the hazardous materials storage areas (example, diesel storage area). • Domestic waste generated from the site offices and workers' temporary cabins will be stored in suitable covered receptacles or stored within enclosed areas and collected regularly by an YCDC-licensed contractor for disposal at an approved disposal/landfill sites.			
Hazardous Waste Management (Construction Phase)				
Waste from demolition of old structures potentially containing hazardous materials such as ACM, SMF, PCB, LBP, ODS, radioactive smoke detectors, mercury containing materials, hazardous chemicals/wastes, mold and biological hazards. Other sources also include waste generated from construction activities including spent filter cartridges, small quantities of waste of industrial paints and various type of spent soil and soil/rags contaminated with oily residue.	• As presently there is no collection system for hazardous waste in Yangon, the YCDC entrusts PCCD to collect industrial waste, together with municipal and general waste. • PCCD collects industrial waste on request. • Project management team will meet with PCCD to discuss available options in deciding the best option in ensuring safe management and disposal of hazardous waste.	Weekly inspection on housekeeping, storage and disposal of hazardous waste generation from the Project Site will be carried out.	Contractor	Submission of weekly report on the quantity and type of hazardous waste generated and its disposal method. Copies of the receipts used in the sale and/or of the waste materials will also be appended in the report.
Non Hazardous and Hazardous Waste Management (Operational Phase)				
Non-hazardous waste arising from occupancy of residential tower and hotel. Hazardous waste will be generated in small quantities, largely from the operation of hotel's periodic maintenance activities including.	Project management team will meet with PCCD to discuss available options in deciding the best option in ensuring safe management and disposal of the non-hazardous and hazardous waste.	Weekly inspection on housekeeping, storage and disposal of hazardous waste generation from the Project Site will be carried out.	Contractor	.

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Reporting Requirement
Cultural Heritage (Construction Phase)				
Interior remodelling with partial demolition and structural strengthening.	• Salvage, re-use and 'up-cycling' of historic interior elements from PYN will be undertaken by Developer. • An Architectural Dilapidation Survey Report has been prepared to document the existing condition and inventoried the heritage elements in PYN, to be complemented by the Contractor's comprehensive site audit prior to commencement of construction works.	No monitoring programme required.	Not applicable	Not applicable
Foundation underpinning and basement construction	• Strategic retention and showcase of original plinth and footing of PYN is recommended. • A robust facade retention frame will be installed to enhance structural stability during the excavation and internal remodelling works.	No monitoring programme required.	Not applicable	Not applicable
Facade strengthening	• To consider factors such as low compatibility, ease of reversibility, breathability and other considerations that will not compromise the heritage and material characteristics of the historic fabric	No monitoring programme required.	Not applicable	Not applicable
Cultural Heritage (Operational Phase)				
New usage and design which includes addition and alteration work with the building's heritage significance and character.	• Improve public accessibility of PYN where the public are able to gain varying levels of access to the heritage building.	No monitoring programme required.	Not applicable	Not applicable

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Reporting Requirement
	• A set of conservation principles and recommendations in the Architectural Heritage Survey Report will be incorporated into the Schematic Design by project consultants.			
Traffic and Transportation (Construction Phase)				
Increase in construction traffic.	• Construction traffic will avoid the peak traffic hours and adhere to YCDC limitations on vehicle size during specified hours of the day.	No monitoring programme required.	Not applicable	Not applicable
Traffic and Transportation (Operational Phase)				
Increase in traffic and pedestrian volume around the vicinity.	• Improved footway surface along the boundary of the site • Relocation of pedestrian crossing on Bogyoke Aung San Road to align with the retail and office buildings • Removal of on street parking along the site boundary at Bogyoke Aung San Road to improve traffic flow and safety.	No monitoring programme required.	Not applicable	Not applicable
Compliance with Labor Standards (Construction and Operations Phase)				
• Compliance of the Company and its Contractors and subcontractors with national labor laws and relevant ILO core labor standards • Payment of mandated minimum wages • Payment of mandated benefits of workers • Prohibited employment of child labor and forced labor	National labor law and measures to comply with relevant ILO labor standard conventions.	No monitoring programme required as the ESMS carries out regular audits on Labor Standards	ESMS Corrdinator /Director	Yearly reports on the Labor Standards compliance at the Project site

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Reporting Requirement
• Nondiscrimination Etc.				
Health and Safety (Construction Phase)				
Factors affecting the health and safety of the workers: • Hazardous working areas/dangerous zones; • Communicable disease and vector borne disease; • Exposure to hazardous materials/chemicals; and • Traffic safety	The Guidelines on Minimum Health & Safety Standards for Major Works developed by MIHL will be adopted for the construction and operational phases of the project.	During the construction phase, provisions will be made for the appointment of a Health and Safety Officer at the Project site. Alternatively, one of the members of the ET can assume the role of managing the health and safety requirements at the Project site.	Project Health and Safety Officer/ET	Submission of monthly report on any issue regarding to safety and health issues on site to PP.

Table ES-6: Budget Planned for Environmental and Social Management Measures

Items	Responsible party	CONSTRUCTION PHASE		OPERATIONAL PHASE	
		COST ITEM	BUDGET (US$)	COST ITEM	BUDGET (US$)
Air Quality Vibration Noise Quality Water Quality Non-Hazardous Waste Management Compliance with Labor Standards Health & Safety	Contractor's Environmental Control Measures		5,000,000	Not Relevant	-

Items	Responsible party	CONSTRUCTION PHASE		OPERATIONAL PHASE	
		COST ITEM	BUDGET (US$)	COST ITEM	BUDGET (US$)
Air Quality		Air Monitoring Cost	60,000		
Noise Quality		Noise Monitoring Cost	20,000		
Water Quality		Stormwater detention system & diversion budget	350,000	Construction cost of wastewater treatment plant	1,100,000
Soil & Groundwater		Investigations	130,000		
Hazardous Waste Management		Haz-mat investigations & remediation	500,000		
Non-Hazardous & Hazardous Waste Management				Installation of waste handling bins, compactors	100,000
Cultural Heritage		Restoration of heritage items	4,000,000		
		Retention and showcase of original plinth and footing of PYN	100,000		
		Façade retention frame	10,000,000		
		Archi dilapidation survey report, Structural dilapidation survey report, Conservation studies/supervision	200,000		
Landscape & Visual		Hoarding cost	50,000	Landscaped garden budget; Landscape Architect	2,000,000
		Trees transplantation cost	50,000		
Traffic & Transportation		Traffic engineering studies	50,000	Offsite infrastructure budget; Pedestrian connection/escalator in the north east corner providing air conditioned and traffic free route; Car park ticket booths	500,000
TOTAL			**20,510,000**		**3,700,000**

11 Conclusion

This ESIA study has assessed the potential environmental and social impacts arising from redevelopment of MIHL's existing 3.9-hectare (9.64-acres) plot in Yangon into a premium mixed development scheme. Appropriate mitigation measures to manage and control the identified impacts have also been developed.

The findings of this report indicate that the impacts arising from the construction and operational phases of the Project can be effectively mitigated and minimised to be within the regulatory limits with the implementation of appropriate mitigation measures. The recommended mitigation measures include technologically sound practices as well as good international industry practice. The findings also show that there are no long-term detrimental or harmful impacts that cannot be mitigated.

To ensure the effectiveness of the mitigation measures, an Environmental and Social Management Plan that includes requirements for periodical environmental monitoring and audits for the construction and operational phases of the project has been developed and implemented. This is to ensure that all recommendations of this ESIA and the requirements of the relevant government agencies, upon approval of the ESIA, will be executed by MIHL as the Project Proponent. The project will also set highest priority for preventing disturbance to the public and will include the stakeholders in the steps of the project development.

BLOWER (EQUALIZATION TANK & SLUDGE TANK)
AB-01,02,03

OVERFLOW CHANNEL

WASTE WATER
Q=840 m³/day (221,929 gpd)
BOD< 250 mg/L
SS < 300 mg/l

SEWAGE SUMP PUMP
PV/LT1,T2,T3,T4 & PO

GREASE TRAP SUMP PUMP
PV/LT1,T2,T3,T4 & PO

INFLUENT KITCHEN WASTE
Q=360 m³/day (95,112 gpd)
BOD < 1100 mg/l
SS < 300 mg/l

WASTE WATER
Q=1,200 m³/day (317,041 gpd)
BOD < 365.12 mg/l
SS < 300 mg/l

CS-01,02

ø200 AIR
ø150 AIR
ø100 AIR
ø80 AIR
ø80 EFF
ø250 AIR
ø80 SLUDGE
ø100 D
TO PUBLIC DRAIN
AIR
SLUDGE
AB-08,09,10
BY PASS (EMERGENCY)

FS-01
FINE SCREEN
& FLOW CONTROL

WASTE WATER
Q =600 m³/day (158,520 gpd)
BOD < 365.12 mg/l
SS < 300 mg/l

EQUALIZATION TANK
EQP-01,02,03,04
AERATION TANK
FINE BUBBLE DISC DIFFUSER
COARSE BUBBLE DISC DIFFUSER

FROM CIP PUMP
PP-01,02
MEMBRANE TANK-A
FROM CIP PUMP
PP-03,04
MEMBRANE TANK-B

ø65 SLUDGE
ø200 AIR
ø65 SLUDGE

NC
BLOWERS (MEMBRANE MODULE & AERATION TANK)
EFFLUENT
ø80 EFF

EFFLUENT TO RECYCLE PLANT
Q = 1,200 m³/d (236,798.36 gpd)
BOD < 20 mg/l
SS < 30 mg/l

EFP-01,02,03
TREATED WATER TANK
SLUDGE TANK
SLFP-01,02

DISPOSAL TRUCK
DEWATERING SYSTEM BELT FILTER PRESS
RECYCLE WATER PLANT TREATMENT
RECYCLE WATER TANK
TO COOLING TOWER

ø80 EFF
ø80 SLUDGE
SLUDGE
AB-11,12,13
ø100 AIR
ø250 AIR
BLOWERS (MEMBRANE MODULE & AERATION TANK)
NC

FS-02
FINE SCREEN
& FLOW CONTROL

WASTE WATER
Q =600 m³/day (158,520 gpd)
BOD < 365.12 mg/l
SS < 300 mg/l

ø80 SW
AERATION TANK
FROM CIP PUMP
PP-05,06
MEMBRANE TANK-C
FROM CIP PUMP
PP-07,08
MEMBRANE TANK-D

ø65 SLUDGE
ø200 AIR
ø65 SLUDGE

FINE BUBBLE DISC DIFFUSER
SLUICE GATE VALVE

(01) WASTE WATER TREATMENT PLANT SYSTEM SCHEMATIC
NTS.

ø100 EFF HEADER
CHORINATION FEED
ø150 AIR HEADER
PERMEATE PUMP
PERMEATE
AAV
AIR
1 2 3 4 5 6 7 8

(01) MEMBRANE MODULE PIPE ARRANGEMENT SCHEMATIC
NTS.

INFLUENT
FINE SCREEN
LS
FI
AIR OUTLET
CHEMICAL FEED
FIC
PERMEATE/EFFLUENT
PERMEATE PUMP WITH VFD CONTROLLER
dPIA

LEGEND
FIC : FLOW RATE INDICATOR/CONTROLLER
LS : LEVEL SWITCH
dPIA : DIFFERENTIAL PRESSURE INDICATOR/ALARM
FI : FLOW INDICATOR

(03) FILTRATE CONFIGULATION (PUMP SUCTION) SCHEMATIC
NTS.

FOR TENDER
NOT FOR CONSTRUCTION

FOR DESIGN DEVELOPMENT

LANDMARK

Address: Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

Developer / Owner
YOMA

Principal Architect
BALMOND/STUDIO°
www.balmondstudio.com

Local Architect
A&I

Executive Architect
ARCHETYPE Group

Project Management
SPA Project Management

Quantity Surveyor
RHLB (Myanmar) Ltd.
www.rhlb.co.th

Civil & Structural Engineer M & E Engineer Traffic Engineer
MEINHARDT

Location Plan
1 2 3 4

DRAWING TITLE
WASTE WATER TREATMENT SYSTEM SCHEMATIC

DRAWN BY	SCD	
DESIGNED BY	KSM	
APPROVED BY	JM	
B	REVISE FOR TENDER	24/06/2016
A	FOR TENDER	08/04/2016
REVISION	DESCRIPTION	DATE

PROJECT NO.	DRAWING NO.	REVISION
MT1862/2	BT-SN2-06	B

DRAWING SCALE NTS.
CAD FILENAME 1862-BT-SN2-06_B.dwg

MEINHARDT
Meinhardt (Thailand) Ltd.
Co. Reg. No. 0105534077670
Ratchthewee, Bangkok 10400, Thailand
www.meinhardtgroup.com

WWTP TANK

MEMBRANE TANK-A

MEMBRANE TANK-B

MEMBRANE TANK-C

MEMBRANE TANK-D

CHEMICAL ROOM

BELT FILTER PRESS BFP-01

BELT FILTER PRESS BFP-02

FS-01 FINE SCREEN

FS-02 FINE SCREEN

WALK WAY & PIPE WAY

SLUDGE DISTRIBUTION GUTTER (400 x 400 mm.)

01 WASTE WATER TREATMENT PLANT DETAILS SHEET 1 OF 3

A1 = 1 : 75

A3 = 1 : 150

LEGEND :

HAND RAIL

FOR TENDER

NOT FOR CONSTRUCTION

FOR DESIGN DEVELOPMENT

LANDMARK

DRAWING TITLE

WASTE WATER TREATMENT PLANT DETAILS SHEET 1 OF 3

DRAWN BY	SCD	
DESIGNED BY	KSM	
APPROVED BY	JM	
B	REVISE FOR TENDER	24/06/2016
A	FOR TENDER	08/04/2016
REVISION	DESCRIPTION	DATE
PROJECT NO. MT1862/2	DRAWING NO. BT-SN5-01/1	REVISION B

DRAWING SCALE A1 = 1:75, A3 = 1:150

CAD FILENAME 1862-BT-SN5-01-1.dwg

MEINHARDT

01 DRAINAGE WATER COLLECTTION SYSTEM SCHEMATIC
NTS.

FOR TENDER
NOT FOR CONSTRUCTION

FOR DESIGN DEVELOPMENT

LANDMARK

Developer / Owner: YOMA

Principal Architect: BALMOND/STUDIO
www.balmondstudio.com

Local Architect: A&I

Executive Architect: ARCHETYPE Group

Project Management: SPA Project Management

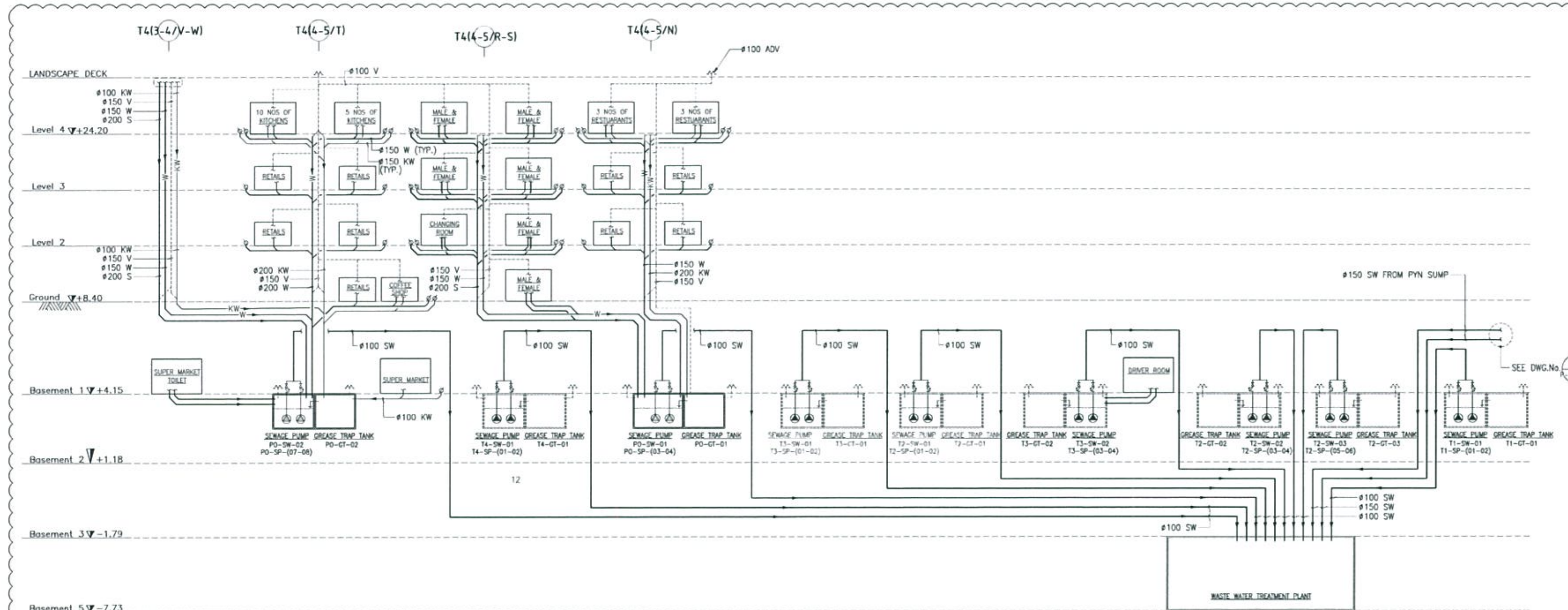
Quantity Surveyor: RHLB (Myanmar) Ltd.
www.rhlb.co.th

Civil & Structural Engineer / M & E Engineer / Traffic Engineer: MEINHARDT

DRAWING TITLE: DRAINAGE WATER COLLECTTION SYSTEM SCHEMATIC

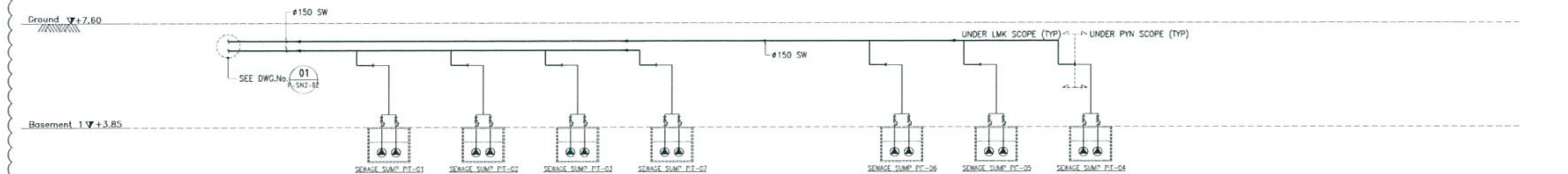
DRAWN BY	SCO	
DESIGNED BY	KSM	
APPROVED BY	JM	
B	REVISE FOR TENDER	24/06/2016
A	FOR TENDER	08/04/2016
REVISION	DESCRIPTION	DATE
PROJECT NO. MT1862/2	DRAWING NO. BT-SN2-02	REVISION B
DRAWING SCALE	NTS.	
CAD FILENAME	1862-BT-SN2-02_B.dwg	

MEINHARDT
Meinhardt (Thailand) Ltd.
Co. Reg. No. 0105534077670



01 SEWAGE SYSTEM SCHEMATIC- PODIUM

NTS.



02 SEWAGE SYSTEM SCHEMATIC- PYN AREA

NTS.

FOR TENDER
NOT FOR CONSTRUCTION

FOR DESIGN DEVELOPMENT

LANDMARK

Address: Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

Developer / Owner

YOMA





Principal Architect

BALMOND/STUDIO°

www.balmondstudio.com

Registered in England & Wales No. 7225351

Local Architect

A&I

Executive Architect

ARCHETYPE Group

Project Management

SPA Project Management

Quantity Surveyor

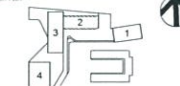
RHLB (Myanmar) Ltd.

www.rhlb.co.th

Civil & Structural Engineer M&E Engineer Traffic Engineer

MEINHARDT

Location Plan



DRAWING TITLE

SEWAGE SYSTEM SCHEMATIC - PODIUM

DRAWN BY	SCD
DESIGNED BY	SCK
APPROVED BY	JM

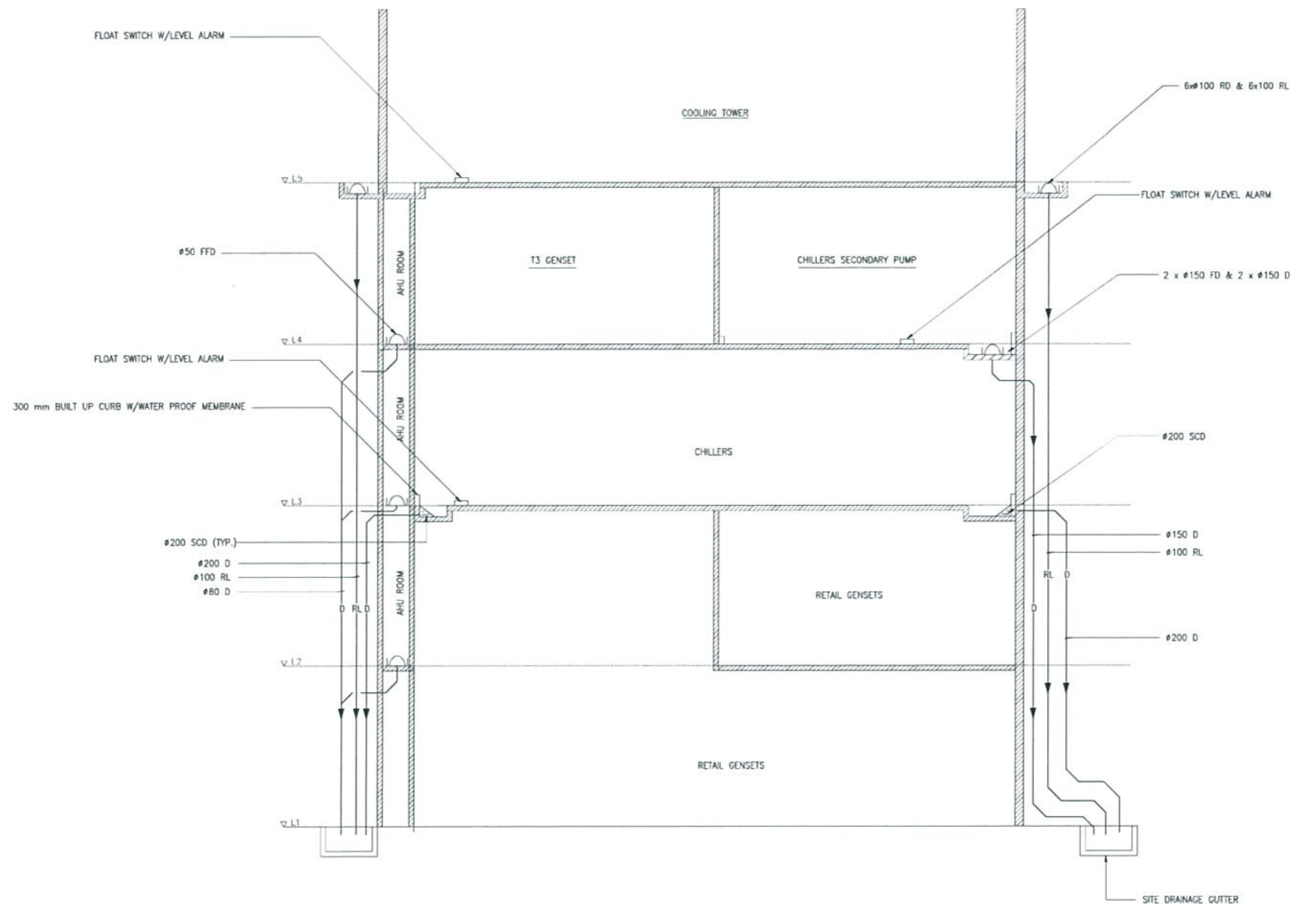
REVISION	DESCRIPTION	DATE
B	REVISED FOR TENDER	24/06/2016
A	FOR TENDER	22/04/2016

PROJECT NO.	DRAWING NO.	REVISION
MT1862/2	P-SN2-02	B

DRAWING SCALE: NTS

CAD FILENAME: 1862-P-SN2-02_B.dwg

MEINHARDT
Meinhardt (Thailand) Ltd.
Co. Reg. No. 0105534077670



01 DRAINAGE SYSTEM SCHEMATIC - ENERGY TOWER
NTS.

FOR TENDER
NOT FOR CONSTRUCTION

FOR DESIGN DEVELOPMENT

LANDMARK

Address: Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

Developer / Owner: YOMA

Principal Architect: BALMOND/STUDIO — www.balmondstudio.com — Registered in England & Wales No. 7325351

Local Architect: A&I

Executive Architect: ARCHETYPE Group

Project Management: SPA Project Management

Quantity Surveyor: RHLB (Myanmar) Ltd. www.rhlb.co.th

Civil & Structural Engineer · M & E Engineer · Traffic Engineer: MEINHARDT

Location Plan

DRAWING TITLE
DRAINAGE SYSTEM SCHEMATIC - ENERGY TOWER

DRAWN BY	SCD
DESIGNED BY	SCK
APPROVED BY	JM

REVISION	DESCRIPTION	DATE
B	REVISED FOR TENDER	24/06/2016
A	FOR TENDER	22/04/2016

PROJECT NO.	DRAWING NO.	REVISION
MT1862/2	P-SN5-11	B

DRAWING SCALE: NTS.
CAD FILENAME: 1862-P-SN5-11_A.dwg

MEINHARDT
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Level 24 +90.115
Level 23 +86.815
Level 22 +83.515
Level 21 +80.215
Level 20 +76.915
Level 19 +73.615
Level 18 +70.315
Level 17 +67.015
Level 16 +63.715
Level 15 +60.415
Level 14 +57.115
Level 13 +53.315
Level 12 +50.515
Level 11 +47.215
Level 10 +43.915
Level 9 +40.615
Level 8 +37.15
Level 7 +33.85
Level 6 +30.55
Level 5 +27.25
Level 4 +22.30
Level 3 +18.835
Level 2 +14.215
Ground +9.925
Basement 0 +6.955
Basement 1 +4.150

T1.1-2/A-B, T1.1-2/B-C, T1.1-2/B, T1.2-3/B, T1.2-3/B, T1.2/C, T1.4/B-C, T1.3/D-E, T1.2-3/B-C, T1.2-3/C-D, T1.1-2/C-D, T1.2/D-E, T1.3-4/D-E, T1.3-4/A-B, T1.4-5/B, T1.3/D, T1.4-5/B-C, T1.5-6/C-D, T1.5-6/D, T1.6/B-C, T1.6/C-D, T1.7/A-B, T1.7-8/C-D

POOL PUMP ROOM, COLD WATER PUMP ROOM, SERVICE RM., PH1-TL

ø150 V TYP., ø50 KW, ø150 VTR, ø100 S TYP., ø100 W TYP., ø100 V TYP., ø150 S TYP., ø100 KW TYP., ø100 AIR ADMITTANCE VALVE

KITCHEN, TOILET, POOL TOILET, MALE CHANGING ROOM TOILET, FEMALE CHANGING ROOM TOILET, FUNCTION ROOM TOILET

APARTMENT 01, APARTMENT 02, APARTMENT 03, WC/F, WC/M, SURGE TANK, RES CAFE, WASTE STORAGE, WC M/F, CAR WASH, TOILET

ø200 W, ø200 S, ø150 S, ø150 W, ø65 V, ø200 KW, ø100 V, ø100 W, ø80 KW, ø100 D, ø200 W DN, ø200 S DN, ø200 KW DN, ø80 KW DN, ø150 W DN, ø100 S, ø80 W, ø100 SW, ø65 W

STORM DRAIN GUTTER
ø100 SW TO WWTP AT B.3 SEE DWG. 01 P-SN2-02
GUTTER W/ø100 FD TYP.
CP-DRAIN-SUMP-08 W/CP-DP-15&16 SEE DWG.No. 01 P-SN2-02
ø100 AIR ADMITTANCE VALVE (TYP.)
OIL SEPARATOR
GT, SP
T1-SW-01 W/T1-SP-01&02

01 SEWAGE SYSTEM SCHEMATIC - T1
NTS.

FOR TENDER
NOT FOR CONSTRUCTION

FOR DESIGN DEVELOPMENT

LANDMARK

Address: Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

Developer / Owner



Principal Architect
BALMOND/STUDIO°
www.balmondstudio.com
Registered in England & Wales No. 7225351

Local Architect
A&I

Executive Architect
ARCHETYPE Group
Archetype Myanmar Ltd.

Project Management
SPA Project Management

Quantity Surveyor
RHLB (Myanmar) Ltd.
www.rhlb.co.th

Civil & Structural Engineer M & E Engineer Traffic Engineer
MEINHARDT

Location Plan

DRAWING TITLE
SEWAGE SYSTEM SCHEMATIC - T1

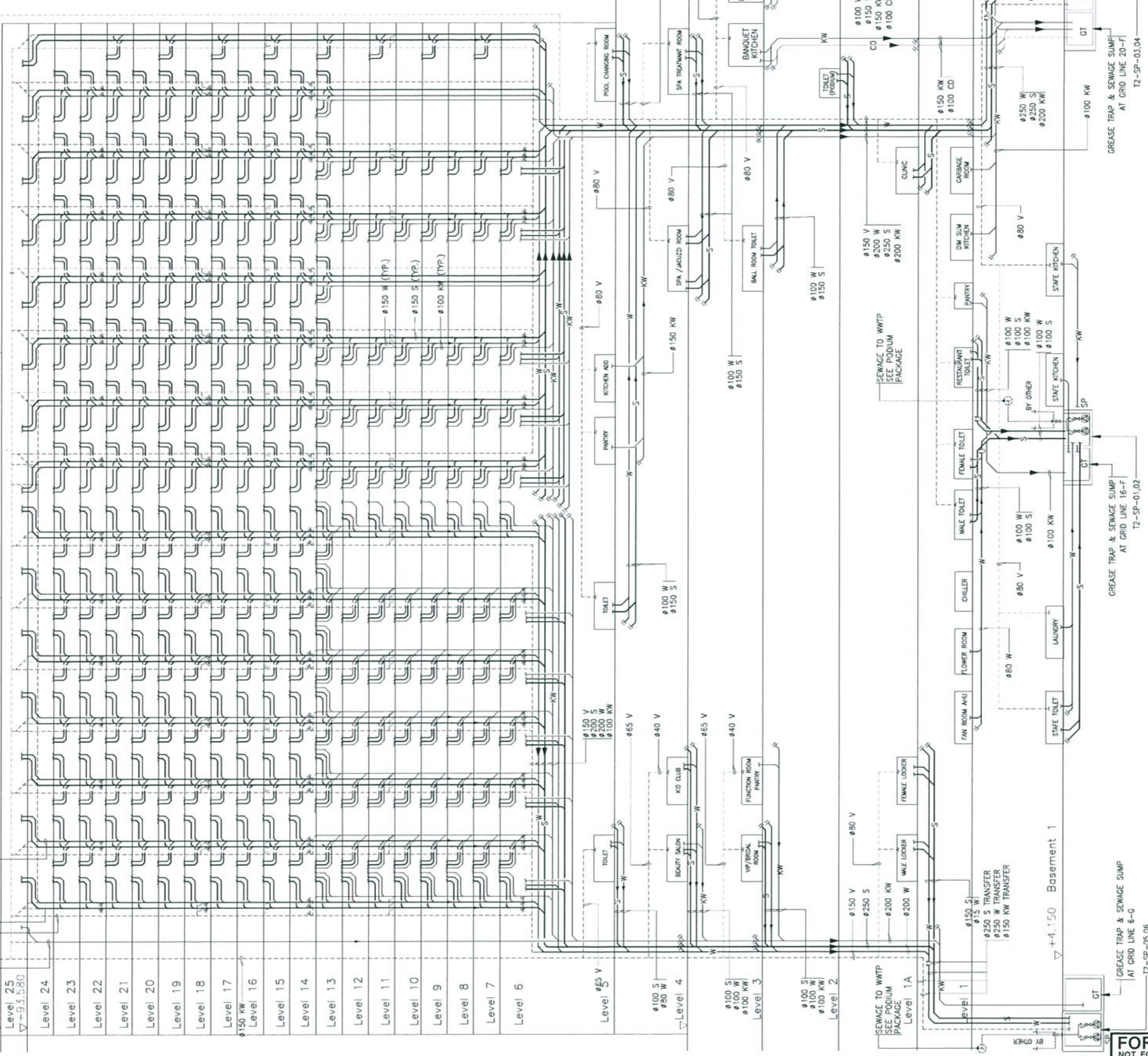
DRAWN BY	SMP
DESIGNED BY	CN
APPROVED BY	JM

REVISION	DESCRIPTION	DATE
C	REVISE FOR TENDER	24/06/2016
B	REVISE FOR TENDER	08/04/2016
A	FOR TENDER	12/02/2016

PROJECT NO.	DRAWING NO.	REVISION
MT1862/C	T1-SN2-02	C

DRAWING SCALE NTS.
CAD FILENAME 1862-T1-SN2-02_C.dwg

MEINHARDT
Meinhardt (Thailand) Ltd.
Co. Reg. No. 0105534077670
Email: thai@meinhardt.net
www.meinhardtgroup.com



FOR TENDER
NOT FOR CONSTRUCTION

FOR DESIGN DEVELOPMENT

LANDMARK

Address: Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

Developer / Owner

YOMA

Principal Architect

BALMOND/STUDIO°
www.balmondstudio.com
Registered in England & Wales No. 7225351

Local Architect

A&I

Executive Architect

ARCHETYPE Group
Archetype Myanmar Ltd.

Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd.
www.rhlb.co.th

Civil & Structural Engineer M & E Engineer Traffic Engineer

MEINHARDT
www.meinhardt.net

Location Plan

DRAWING TITLE
SEWAGE SYSTEM SCHEMATIC-T2

DRAWN BY	SCD
DESIGNED BY	KSM
APPROVED BY	JM

REVISION	DESCRIPTION	DATE
B	REVISE FOR TENDER	24/06/2016
A	FOR TENDER	08/04/2016

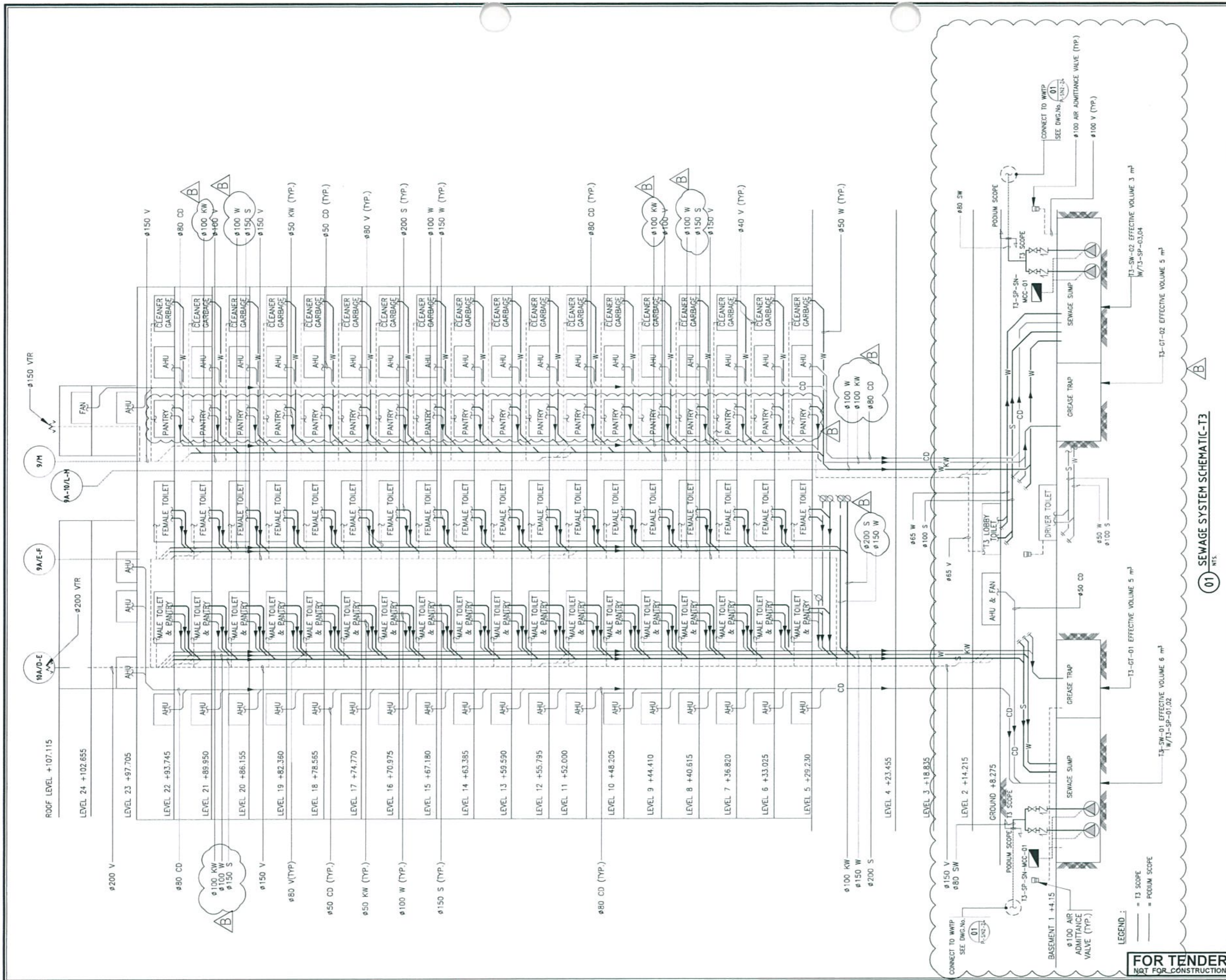
PROJECT NO.	DRAWING NO.	REVISION
MT1862/2	T2-SN-2-03	B

DRAWING SCALE NTS.

CAD FILENAME 1862-T2-SN2-03_B.dwg

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FOR DESIGN DEVELOPMENT

LANDMARK

Address: Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

Developer / Owner

YOMA

Principal Architect

BALMOND/STUDIO°

www.balmondstudio.com

Registered in England & Wales No. 7225351

Local Architect

A&I

Executive Architect

ARCHETYPE Group

Archetype Myanmar Ltd.

Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd.

www.rhlb.co.th

Civil & Structural Engineer M & E Engineer Traffic Engineer

MEINHARDT

www.meinhardt.net

Location Plan

DRAWING TITLE

SEWAGE SYSTEM SCHEMATIC-T3

DRAWN BY	SCD
DESIGNED BY	SCK
APPROVED BY	JM

REVISION	DESCRIPTION	DATE
B	REVISE FOR TENDER	24/06/2016
A	FOR TENDER	22/04/2016

PROJECT NO.	DRAWING NO.	REVISION
MT1862/2	T3-SN2-03	B

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CAD FILENAME	1862-T3-SN2-03_B.dwg

DISCLAIMER

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FOR DESIGN DEVELOPMENT

LANDMARK

Address: Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

Developer / Owner: YOMA

Principal Architect: BALMOND/STUDIO°
www.balmondstudio.com
Registered in England & Wales No. 7225351

Local Architect: A&I

Executive Architect: ARCHETYPE Group
Archetype Myanmar Ltd.

Project Management: SPA Project Management

Quantity Surveyor: RHLB (Myanmar) Ltd.
www.rhlb.co.th

Civil & Structural Engineer · M & E Engineer · Traffic Engineer: MEINHARDT

Location Plan

DRAWING TITLE
SEWAGE SYSTEM SCHEMATIC-T4

DRAWN BY	SCD	
DESIGNED BY	SCK	
APPROVED BY	JM	
B	REVISE FOR TENDER	24/06/2016
A	FOR TENDER	08/04/2016
REVISION	DESCRIPTION	DATE

PROJECT NO.	DRAWING NO.	REVISION
MT1862/2	T4-SN2-03	B

DRAWING SCALE: NTS.
CAD FILENAME: 1862-T4-SN2-03_B.dwg

MEINHARDT
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FOR TENDER
NOT FOR CONSTRUCTION

01 SEWAGE SYSTEM SCHEMATIC-T4
NTS.

4/V-W
4-5/U-V
5/T

ROOF LEVEL +107.115
LEVEL 24 +102.655
LEVEL 23 +97.705
LEVEL 22 +93.745
LEVEL 21 +89.950
LEVEL 20 +90.115
LEVEL 19 +82.360
LEVEL 18 +78.565
LEVEL 17 +74.770
LEVEL 16 +70.975
LEVEL 15 +67.180
LEVEL 14 +63.385
LEVEL 13 +59.590
LEVEL 12 +55.795
LEVEL 11 +52.000
LEVEL 10 +48.205
LEVEL 9 +44.410
LEVEL 8 +40.615
LEVEL 7 +36.820
LEVEL 6 +33.025
LEVEL 5 +29.230
LEVEL 4 +23.455
LEVEL 3 +18.835
LEVEL 2 +14.215
LEVEL 1 +8.275
PODIUM SCOPE
TOWER 4 SCOPE
BASEMENT 1 +4.15

AHU
MALE TOILET
FEMALE TOILET
DISABLE TOILET
PANTRY
CLEANER
GARBAGE
COFFEE SHOP
LOBBY TOILET
GREASE TRAP
SEWAGE SUMP

ø150 VTR (TYP.)
ø50 CD (TYP.)
ø50 V (TYP.)
ø50 W (TYP.)
ø100 S (TYP.)
ø150 S (TYP.)
ø100 W (TYP.)
ø80 CD (TYP.)
ø150 V (TYP.)
ø80 V (TYP.)
ø100 KW (TYP.)
ø100 V (TYP.)
ø100 CD (TYP.)
ø200 KW (TYP.)
ø150 W (TYP.)
ø200 S (TYP.)
ø150 KW (TYP.)
ø100 AIR ADMITTANCE VALVE (TYP.)

T4-GT-01 EFFECTIVE VOLUME 9 m³
SEE DETAIL 01 T4-SN5-01

T4-SW-01 EFFECTIVE VOLUME 6 m³
W/ T4-SP-01,02 SEE DETAIL 01 T4-SN5-01

T4-SN-MCC-03

ø100 SW CONNECT TO CENTRAL WWTP
SEE DWG. NO. 01 T4-SN2-05

MEEYAHTA DEVELOPMENT LIMITED

Landmark Project, Yangon
Building Services
M&E Utilities Provisions

No	Item	Retail Podium	Luxury Residence (T1)	Business Hotel (T2)	Office Tower (T3)	Office Tower (T4)	Basement Car park	ME Plantroom	Total
1	Electrical loading (KVA)	3,650	3,800	3,600	3,200	2,900	1,300	4,950	23,400
	%	15.60%	16.24%	15.38%	13.68%	12.39%	5.56%	21.15%	100.00%
2	Water consumption (m3/day)	300	167	339	178	159	11	586	1,740
	%	17.24%	9.60%	19.48%	10.23%	9.14%	0.63%	33.68%	100.00%
3	Waste water disposal (m3/day)	270	150	305	160.0	143.0	10	-	1,038
	%	26.01%	14.45%	29.39%	15.42%	13.78%	0.95%	0.00%	100.00%
4	Gas usage [kg/day]	297	74	346	-	-	-	-	717
	%	41.46%	10.37%	48.17%	0.00%	0.00%	0.00%	0.00%	100.00%

MEEYAHTA DEVELOPMENT LIMITED

Foreign Staff List

			No. of Staff					Salary per Month per person (USD)					Salary per Year per person (USD)				
Project Component	**Position / Title**	**Foreign / Local**	**Year 1 (2017)**	**Year 2 (2018)**	**Year 3 (2019)**	**Year 4 (2020)**	**Year 5 - Onwards**	**Year 1 (2017)**	**Year 2 (2018)**	**Year 3 (2019)**	**Year 4 (2020)**	**Year 5 - Onwards**	**Year 1 (2017)**	**Year 2 (2018)**	**Year 3 (2019)**	**Year 4 (2020)**	**Year 5 - Onwards**
Branded Residences	Director of Residence	Foreign				1	1				12,000	12,600				72,000	151,200
												-					
Business hotel	Director of Food and Beverage	Foreign				1	1				16,726	17,562				133,808	210,748
Business hotel	Executive Chef	Foreign				1	1				17,562	18,440				140,496	221,281
Business hotel	Specialty - Chef de Cuisine	Foreign				1	1				10,087	10,591				40,348	127,096
Business hotel	General Manager	Foreign				1	1				23,921	25,117				287,052	301,405
Business hotel	Financial Controller	Foreign				1	1				14,092	14,797				126,828	177,559
Business hotel	Revenue and Reservations Manager	Foreign				1	1				12,094	12,699				72,564	152,384
Business hotel	Director of Sales & Marketing	Foreign				1	1				15,451	16,224				92,706	194,683
MDL	General Manager	Foreign				1	1				20,000	21,000				80,000	252,000
MDL	Head of Retail and Office Leasing	Foreign		1	1	1	1		13,000	13,650	14,333	15,049		78,000	163,800	171,990	180,590
MDL	T1 Head of Sales	Foreign		1	1	1	1		10,000	10,500	11,025	11,576		60,000	126,000	132,300	138,915
MDL - post contract construction project team	Project Director	Foreign	1	1	1	1		15,000	15,750	16,538	17,364		180,000	189,000	198,450	208,373	
MDL - post contract construction project team	Chief Resident Architect	Foreign			1	1				13,000	13,650		-	-	156,000	163,800	
MDL - post contract construction project team	Chief Resident Engineer (Civils)	Foreign	1	1	1			13,000	13,650	14,333			156,000	163,800	171,990	-	
MDL - post contract project team	Project Director's Office - Development Manager	Foreign	1	1	1	1		8,000	8,400	8,820	9,261		96,000	100,800	105,840	111,132	
MDL - post contract project team	Compliance & Approvals Manager	Foreign	1	1	1	1		9,000	9,450	9,923	10,419		108,000	113,400	119,070	125,024	
MDL - post contract project team	QS Contract Manager	Foreign	1	1	1	1		10,000	10,500	11,025	11,576		120,000	126,000	132,300	138,915	
MDL - post contract project team	Senior QS	Foreign	2	2	2	2		8,000	8,400	8,820	9,261		96,000	100,800	105,840	111,132	
MDL - post contract project team	QA/QC Manager	Foreign	1	1	1	1		5,000	5,250	5,513	5,788		60,000	63,000	66,150	69,458	
MDL - post contract project team	Design Manager (architectural and engineering)	Foreign	1	1	1	1		9,000	9,450	9,923	10,419		108,000	113,400	119,070	125,024	
TOTALS			**9**	**11**	**12**	**20**	**11**	**77,000**	**103,850**	**122,043**	**255,029**	**175,655**	**924,000**	**1,108,200**	**1,464,510**	**2,402,948**	**2,107,860**

Notes:

Excludes subcontracted staff (such as Main Works Contractors) and tenanted space in retail and office

USD:Kyat exchange rate of 1,210 as per Central Bank Myanmar 5th September 2016

MEEYAHTA DEVELOPMENT LIMITED
Local Staff List

Project Component	Position / Title	Foreign / Local	No. of Staff Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 - Onwards	Salary per Month per person (kyat) Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 - Onwards	Salary per Year per person (kyat) Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 - Onwards
Branded Residences	Engineer Supervisor	Local				1	1	-	-	-	3,624,000	3,805,200	-	-	-	18,150,000	45,738,000
Branded Residences	Accounting Supervisor	Local				1	1	-	-	-	3,624,000	3,805,200	-	-	-	18,150,000	45,738,000
Branded Residences	Security Supervisor	Local				1	1	-	-	-	3,624,000	3,805,200	-	-	-	18,150,000	45,738,000
Branded Residences	Concierge Supervisor	Local				1	1	-	-	-	3,624,000	3,805,200	-	-	-	18,150,000	45,738,000
Branded Residences	Housekeeping Supervisor	Local				1	1	-	-	-	2,416,000	2,536,800	-	-	-	12,100,000	30,492,000
Branded Residences	Residence Manager	Local				1	1	-	-	-	7,248,000	7,610,400	-	-	-	29,040,000	91,476,000
Branded Residences	Conciergue	Local				3	3	-	-	-	966,400	1,014,720	-	-	-	1,936,000	12,196,800
Branded Residences	Engineer	Local				5	5	-	-	-	845,600	887,880	-	-	-	1,694,000	10,672,200
Branded Residences	Bellman/Doorman	Local				6	6	-	-	-	845,600	887,880	-	-	-	1,694,000	10,672,200
Branded Residences	Accountant	Local				4	4	-	-	-	966,400	1,014,720	-	-	-	1,936,000	12,196,800
Branded Residences	Clubhouse Attendants	Local				5	5	-	-	-	966,400	1,014,720	-	-	-	1,936,000	12,196,800
Branded Residences	Security Officer	Local				10	10	-	-	-	519,440	545,412	-	-	-	1,040,600	6,555,780
Branded Residences	Housekeeper	Local				8	8	-	-	-	543,600	570,780	-	-	-	1,089,000	6,860,700
Business hotel	Director of Rooms	Local				1	1	-	-	-	3,300,256	3,465,269	-	-	-	19,834,320	41,652,072
Business hotel	Front Office Manag	Local				1	1	-	-	-	1,978,704	2,077,639	-	-	-	9,909,900	24,972,948
Business hotel	Assistant FOM	Local				1	1	-	-	-	1,278,064	1,341,967	-	-	-	5,120,720	16,130,268
Business hotel	Duty Manager (plus night duty)	Local				3	3	-	-	-	671,648	705,230	-	-	-	2,018,280	8,476,776
Business hotel	Front Desk Supervisor	Local				3	3	-	-	-	579,437	608,409	-	-	-	1,160,793	7,312,998
Business hotel	Guest Service Agent	Local				10	10	-	-	-	471,603	495,183	-	-	-	944,768	5,952,038
Business hotel	SPG Coordinator	Local				1	1	-	-	-	471,120	494,676	-	-	-	943,800	5,945,940
Business hotel	Executive Housekeeper	Local				1	1	-	-	-	1,978,704	2,077,639	-	-	-	9,909,900	24,972,948
Business hotel	Asst Executive Housekeeper	Local				1	1	-	-	-	1,278,064	1,341,967	-	-	-	5,120,720	16,130,268
Business hotel	Housekeeping Supervisor	Local				3	3	-	-	-	579,437	608,409	-	-	-	1,160,793	7,312,998
Business hotel	Housekeeping Attendant (Room)	Local				18	18	-	-	-	309,181	324,640	-	-	-	619,386	3,902,129
Business hotel	Housekeeping Coordinator	Local				3	3	-	-	-	471,523	495,099	-	-	-	944,607	5,951,022
Business hotel	Public Area Supervisor	Local				2	2	-	-	-	579,236	608,198	-	-	-	1,160,390	7,310,457
Business hotel	Public Area Attendant	Local				6	6	-	-	-	309,248	324,710	-	-	-	619,520	3,902,976
Business hotel	Linen & Uniform Attendant	Local				3	3	-	-	-	309,248	324,710	-	-	-	619,520	3,902,976
Business hotel	Housemen	Local				1	1	-	-	-	309,248	324,710	-	-	-	619,520	3,902,976
Business hotel	Chief Concierge	Local				1	1	-	-	-	671,648	705,230	-	-	-	2,018,280	8,476,776
Business hotel	Concierge Supervisor	Local				1	1	-	-	-	579,840	608,832	-	-	-	1,742,400	7,318,080
Business hotel	Bellman/Doorman	Local				6	6	-	-	-	391,191	410,750	-	-	-	783,677	4,937,163
Business hotel	Concierge	Local				1	1	-	-	-	471,120	494,676	-	-	-	943,800	5,945,940
Business hotel	Guest Service Center Supervisor	Local				2	2	-	-	-	579,236	608,198	-	-	-	1,740,585	7,310,457
Business hotel	Guest Service Center Agent	Local				5	5	-	-	-	471,603	495,183	-	-	-	944,768	5,952,038
Business hotel	F&B Manager	Local				1	1	-	-	-	1,978,704	2,077,639	-	-	-	13,873,860	24,972,948
Business hotel	F&B Coordinator	Local				1	1	-	-	-	579,840	608,832	-	-	-	4,065,600	7,318,080
Business hotel	Restaurant Manager	Local				2	2	-	-	-	1,278,064	1,341,967	-	-	-	5,120,720	16,130,268
Business hotel	Assistant Restaurant Manager	Local				1	1	-	-	-	671,648	705,230	-	-	-	2,018,280	8,476,776
Business hotel	Restaurant Supervisor	Local				4	4	-	-	-	579,538	608,515	-	-	-	1,160,995	7,314,269
Business hotel	Restaurant Hostess	Local				4	4	-	-	-	391,090	410,645	-	-	-	783,475	4,935,893
Business hotel	Restaurant F&B Service Attendant	Local				16	16	-	-	-	391,166	410,724	-	-	-	783,626	4,936,845
Business hotel	Bar/Club Manager	Local				1	1	-	-	-	1,278,064	1,341,967	-	-	-	5,120,720	16,130,268
Business hotel	Bar/Club Asst Mgr	Local				1	1	-	-	-	671,648	705,230	-	-	-	2,018,280	8,476,776
Business hotel	Bartender	Local				3	3	-	-	-	471,523	495,099	-	-	-	944,607	5,951,022
Business hotel	Bar Attendant	Local				5	5	-	-	-	391,150	410,708	-	-	-	783,596	4,936,655
Business hotel	Banquet Manager	Local				1	1	-	-	-	1,278,064	1,341,967	-	-	-	5,120,720	16,130,268
Business hotel	Assistant Banquet Manager	Local				1	1	-	-	-	671,648	705,230	-	-	-	2,018,280	8,476,776
Business hotel	Banquet F&B Service Attendant	Local				4	4	-	-	-	391,090	410,645	-	-	-	783,475	4,935,893
Business hotel	Senior Minibar Attendant	Local				1	1	-	-	-	471,120	494,676	-	-	-	943,800	5,945,940
Business hotel	Minibar Attendant	Local				1	1	-	-	-	309,248	324,710	-	-	-	619,520	3,902,976
Business hotel	Banquet Supervisor	Local				2	2	-	-	-	579,236	608,198	-	-	-	1,160,390	7,310,457
Business hotel	Executive Sous Chef	Local				1	1	-	-	-	1,978,704	2,077,639	-	-	-	11,891,880	24,972,948
Business hotel	Culinary Coordinator	Local				1	1	-	-	-	579,840	608,832	-	-	-	2,323,200	7,318,080
Business hotel	Main - Sous Chef	Local				1	1	-	-	-	1,278,064	1,341,967	-	-	-	5,120,720	16,130,268
Business hotel	Main - Chef de Partie	Local				3	3	-	-	-	579,437	608,409	-	-	-	1,741,190	7,312,998
Business hotel	Main - Demi Chef	Local				1	1	-	-	-	579,840	608,832	-	-	-	1,742,400	7,318,080
Business hotel	Main - Commis 1	Local				5	5	-	-	-	471,603	495,183	-	-	-	944,768	5,952,038
Business hotel	Main - Commis 2	Local				4	4	-	-	-	391,090	410,645	-	-	-	783,475	4,935,893
Business hotel	Specialty - Chef de Partie	Local				1	1	-	-	-	579,840	608,832	-	-	-	1,742,400	7,318,080
Business hotel	Specialty - Commis 1	Local				2	2	-	-	-	471,724	495,310	-	-	-	945,010	5,953,563
Business hotel	Specialty - Commis 2	Local				2	2	-	-	-	391,392	410,962	-	-	-	784,080	4,939,704
Business hotel	Bakery / Pastry -Pastry Chef	Local				1	1	-	-	-	1,278,064	1,341,967	-	-	-	5,120,720	16,130,268
Business hotel	Bakery / Pastry - Chef de Partie	Local				1	1	-	-	-	579,840	608,832	-	-	-	1,742,400	7,318,080
Business hotel	Bakery / Pastry - Commis 1	Local				1	1	-	-	-	471,120	494,676	-	-	-	943,800	5,945,940
Business hotel	Bakery / Pastry - Commis 2	Local				1	1	-	-	-	391,392	410,962	-	-	-	784,080	4,939,704
Business hotel	Banquet Chef - Chinese	Local				1	1	-	-	-	1,278,064	1,341,967	-	-	-	3,840,540	16,130,268
Business hotel	Butcher/Fishmonger - CDP	Local				1	1	-	-	-	391,392	410,962	-	-	-	784,080	4,939,704
Business hotel	Associate Dining - Chef de Partie	Local				1	1	-	-	-	579,840	608,832	-	-	-	1,742,400	7,318,080
Business hotel	Associate Dining - Commis 2	Local				2	2	-	-	-	391,392	410,962	-	-	-	784,080	4,939,704

MEEYAHTA DEVELOPMENT LIMITED
Local Staff List

			No. of Staff					Salary per Month per person (kyat)					Salary per Year per person (kyat)				
Project Component	Position / Title	Foreign / Local	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 - Onwards	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 - Onwards	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 - Onwards
Business hotel	Banquet Kitchen-Chef de partie	Local				1	1	-	-	-	579,840	608,832	-	-	-	1,742,400	7,318,080
Business hotel	Banquet Kitchen-Commis 1	Local				2	2	-	-	-	471,724	495,310	-	-	-	945,010	5,953,563
Business hotel	In Room Dining Supervisor	Local				2	2	-	-	-	579,236	608,198	-	-	-	1,740,585	7,310,457
Business hotel	In Room Dining Attendant	Local				6	6	-	-	-	391,191	410,750	-	-	-	783,677	4,937,163
Business hotel	Pool Attendant	Local				2	2	-	-	-	391,392	410,962	-	-	-	784,080	4,939,704
Business hotel	Chief Steward	Local				1	1	-	-	-	671,648	705,230	-	-	-	2,691,040	8,476,776
Business hotel	Steward Supervisor	Local				2	2	-	-	-	579,236	608,198	-	-	-	1,740,585	7,310,457
Business hotel	Steward	Local				5	5	-	-	-	309,248	324,710	-	-	-	619,520	3,902,976
Business hotel	Spa and Recreation Manag	Local				1	1	-	-	-	1,278,064	1,341,967	-	-	-	5,120,720	16,130,268
Business hotel	Spa Receptionist/Supervisor	Local				3	3	-	-	-	579,437	608,409	-	-	-	1,741,190	7,312,998
Business hotel	Spa Therapist	Local				8	8	-	-	-	391,090	410,645	-	-	-	783,475	4,935,893
Business hotel	Fitness Instructor	Local				2	2	-	-	-	391,392	410,962	-	-	-	784,080	4,939,704
Business hotel	Beautician (Hairstylist)	Local				1	1	-	-	-	391,392	410,962	-	-	-	784,080	4,939,704
Business hotel	Kids Club Attendant	Local				2	2	-	-	-	391,392	410,962	-	-	-	784,080	4,939,704
Business hotel	Business Centre Agent	Local				3	3	-	-	-	471,523	495,099	-	-	-	944,607	5,951,022
Business hotel	Laundry Manager	Local				1	1	-	-	-	1,278,064	1,341,967	-	-	-	3,840,540	16,130,268
Business hotel	Laundry Attendant	Local				6	6	-	-	-	309,248	324,710	-	-	-	619,520	3,902,976
Business hotel	Linen & Uniform Supervisor	Local				1	1	-	-	-	579,840	608,832	-	-	-	1,742,400	7,318,080
Business hotel	Linen & Uniform Attendant	Local				2	2	-	-	-	309,248	324,710	-	-	-	619,520	3,902,976
Business hotel	Personal Assistant for Executive Office	Local				1	1	-	-	-	1,280,180	1,344,189	-	-	-	11,521,620	16,130,268
Business hotel	Hotel Manager/EAM	Local				1	1	-	-	-	4,214,430	4,425,152	-	-	-	33,715,440	53,101,818
Business hotel	Opex Manager	Local				1	1	-	-	-	1,981,980	2,081,079	-	-	-	11,891,880	24,972,948
Business hotel	Assistant FC	Local				1	1	-	-	-	1,981,980	2,081,079	-	-	-	11,891,880	24,972,948
Business hotel	General Cashier / Paymaster	Local				1	1	-	-	-	580,800	609,840	-	-	-	3,484,800	7,318,080
Business hotel	General Cashier / Paymaster	Local				1	1	-	-	-	1,280,180	1,344,189	-	-	-	3,840,540	16,130,268
Business hotel	Account Payable	Local				1	1	-	-	-	580,800	609,840	-	-	-	1,161,600	7,318,080
Business hotel	Income Auditor	Local				1	1	-	-	-	580,800	609,840	-	-	-	2,323,200	7,318,080
Business hotel	Credit Manager	Local				1	1	-	-	-	1,280,180	1,344,189	-	-	-	8,961,260	16,130,268
Business hotel	Purchasing Manager	Local				1	1	-	-	-	580,800	609,840	-	-	-	2,323,200	7,318,080
Business hotel	Purchasing Officer	Local				1	1	-	-	-	471,900	495,495	-	-	-	2,831,400	5,945,940
Business hotel	Cost Controller	Local				1	1	-	-	-	1,280,180	1,344,189	-	-	-	8,961,260	16,130,268
Business hotel	IT Manager	Local				1	1	-	-	-	580,800	609,840	-	-	-	2,904,000	7,318,080
Business hotel	IT Officer	Local				1	1	-	-	-	471,900	495,495	-	-	-	943,800	5,945,940
Business hotel	Receiving Officer and Storekeeper	Local				1	1	-	-	-	1,280,180	1,344,189	-	-	-	3,840,540	16,130,268
Business hotel	Safety and Security Manager	Local				1	1	-	-	-	1,981,980	2,081,079	-	-	-	7,927,920	24,972,948
Business hotel	Security Supervisor	Local				3	3	-	-	-	580,397	609,417	-	-	-	1,741,190	7,312,998
Business hotel	Security Officer	Local				15	15	-	-	-	391,798	411,388	-	-	-	783,596	4,936,655
Business hotel	Director of Human Resources	Local				1	1	-	-	-	3,305,720	3,471,006	-	-	-	29,751,480	41,652,072
Business hotel	HR Manager	Local				1	1	-	-	-	1,981,980	2,081,079	-	-	-	11,891,880	24,972,948
Business hotel	Talent Development and Culture Manager	Local				1	1	-	-	-	1,981,980	2,081,079	-	-	-	11,891,880	24,972,948
Business hotel	HR & TDC Coordinator	Local				1	1	-	-	-	580,800	609,840	-	-	-	3,484,800	7,318,080
Business hotel	Assistant Reservations Manager	Local				1	1	-	-	-	672,760	706,398	-	-	-	2,691,040	8,476,776
Business hotel	Reservations Agent	Local				3	3	-	-	-	472,303	495,919	-	-	-	1,416,910	5,951,022
Business hotel	Secretary (DOSM & Marcom)	Local				1	1	-	-	-	580,800	609,840	-	-	-	2,904,000	7,318,080
Business hotel	Director of Sales - Corporate	Local				1	1	-	-	-	1,981,980	2,081,079	-	-	-	9,909,900	24,972,948
Business hotel	Sales Manager (Corporate)	Local				1	1	-	-	-	1,280,180	1,344,189	-	-	-	5,120,720	16,130,268
Business hotel	Sales Manager (Leisure)	Local				2	2	-	-	-	1,280,180	1,344,189	-	-	-	5,120,720	16,130,268
Business hotel	Sales Coordinator (Corp & Leisure)	Local				2	2	-	-	-	580,195	609,205	-	-	-	2,320,780	7,310,457
Business hotel	Marketing Communications Manager	Local				1	1	-	-	-	1,280,180	1,344,189	-	-	-	3,840,540	16,130,268
Business hotel	Online Marketing & Systems	Local				1	1	-	-	-	672,760	706,398	-	-	-	3,363,800	8,476,776
Business hotel	Graphic Artist	Local				1	1	-	-	-	672,760	706,398	-	-	-	2,018,280	8,476,776
Business hotel	Events Sales Manager	Local				1	1	-	-	-	672,760	706,398	-	-	-	2,691,040	8,476,776
Business hotel	Events Sales Coordinator	Local				1	1	-	-	-	471,900	495,495	-	-	-	1,415,700	5,945,940
Business hotel	Account Director	Local				2	2	-	-	-	1,280,180	1,344,189	-	-	-	6,400,900	16,130,268
Business hotel	Event Sales Executive	Local				2	2	-	-	-	580,195	609,205	-	-	-	1,740,585	7,310,457
Business hotel	Chief Engineer	Local				1	1	-	-	-	3,305,720	3,471,006	-	-	-	36,362,920	41,652,072
Business hotel	Assistant Chief Engineer	Local				1	1	-	-	-	1,280,180	1,344,189	-	-	-	7,681,080	16,130,268
Business hotel	Engineering Coordinator	Local				1	1	-	-	-	580,800	609,840	-	-	-	5,227,200	7,318,080
Business hotel	Duty Engineer	Local				3	3	-	-	-	580,397	609,417	-	-	-	2,901,983	7,312,998
Business hotel	Technician/Mechanic/Electrician/Painter/Plumber	Local				9	9	-	-	-	472,438	496,060	-	-	-	1,417,313	5,952,716
Business hotel	Engineering Store Keeper	Local				1	1	-	-	-	471,900	495,495	-	-	-	943,800	5,945,940
Business hotel	AV Technician	Local				1	1	-	-	-	471,900	495,495	-	-	-	943,800	5,945,940
Business hotel	Painter/Carpenter	Local				3	3	-	-	-	391,637	411,219	-	-	-	783,273	4,934,622
Office towers	Office Manager	Local			1	1	1	-	-	6,050,000	6,352,500	6,670,125	-	-	72,600,000	76,230,000	80,041,500
Office towers	Office Coordinators	Local			2	2	2	-	-	3,025,000	3,176,250	3,335,063	-	-	36,300,000	38,115,000	40,020,750
Retail	Leasing Manager	Local		1	1	1	1	-	4,235,000	4,446,750	4,669,088	4,902,542	-	25,410,000	53,361,000	56,029,050	58,830,503
Retail	Leasing Assistant	Local		1	2	2	2	-	3,025,000	3,176,250	3,335,063	3,501,816	-	18,150,000	38,115,000	40,020,750	42,021,788
Retail	Fit out Coordinators	Local				2		-	-	-	3,025,000	-	-	-	-	24,200,000	-
MDL	Head of Technical Services	Local				1	1	-	-	-	6,050,000	6,352,500	-	-	-	24,200,000	76,230,000

MEEYAHTA DEVELOPMENT LIMITED
Local Staff List

			No. of Staff					Salary per Month per person (kyat)					Salary per Year per person (kyat)				
Project Component	Position / Title	Foreign / Local	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 - Onwards	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 - Onwards	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 - Onwards
MDL	Tenancy Fit-out Technicians	Local				4	4	-	-	-	484,000	508,200	-	-	-	2,904,000	6,098,400
MDL	Engineering Supervisor	Local				1	1	-	-	-	1,210,000	1,270,500	-	-	-	7,260,000	15,246,000
MDL	(Shared Svcs) Engineers	Local				1	1	-	-	-	3,025,000	3,176,250	-	-	-	12,100,000	38,115,000
MDL	(Shared Svcs) Engineers - Local	Local				2	2	-	-	-	1,210,000	1,270,500	-	-	-	4,840,000	15,246,000
MDL	(EC) Shift Supervisors	Local				1	1	-	-	-	1,210,000	1,270,500	-	-	-	4,840,000	15,246,000
MDL	(Shared Svcs) IT Engineers	Local				1	1	-	-	-	1,210,000	1,270,500	-	-	-	4,840,000	15,246,000
MDL	(Shared Svcs) IT Technicians	Local				3	3	-	-	-	484,000	508,200	-	-	-	1,936,000	6,098,400
MDL	Technicians	Local				3	3	-	-	-	302,500	317,625	-	-	-	1,210,000	3,811,500
MDL	Exec Assistant	Local				1	1	-	-	-	2,420,000	2,541,000	-	-	-	21,780,000	30,492,000
MDL	Financial Controller	Local				1	1	-	-	-	9,680,000	10,164,000	-	-	-	87,120,000	121,968,000
MDL	Accountant	Local				2	2	-	-	-	2,420,000	2,541,000	-	-	-	14,520,000	30,492,000
MDL	Clerk	Local				2	2	-	-	-	847,000	889,350	-	-	-	3,388,000	10,672,200
MDL	Head HR	Local				1	1	-	-	-	7,260,000	7,623,000	-	-	-	87,120,000	91,476,000
MDL	Compensation & Benefits Manager	Local				1	1	-	-	-	3,630,000	3,811,500	-	-	-	32,670,000	45,738,000
MDL	Recruiter Manager	Local				1	1	-	-	-	3,630,000	3,811,500	-	-	-	32,670,000	45,738,000
MDL	HR assistant	Local				3	3	-	-	-	847,000	889,350	-	-	-	3,388,000	10,672,200
MDL	Head of Security	Local				1	1	-	-	-	7,260,000	7,623,000	-	-	-	7,260,000	91,476,000
MDL	Deputy Head of Security	Local				2	2	-	-	-	3,630,000	3,811,500	-	-	-	3,630,000	45,738,000
MDL	Supervisors	Local				4	4	-	-	-	1,210,000	1,270,500	-	-	-	1,210,000	15,246,000
MDL	Head of Property Management	Local				1	1	-	-	-	7,260,000	7,623,000	-	-	-	29,040,000	91,476,000
MDL	T1 Sales Manager	Local	1	1	1	1	1	6,050,000	6,352,500	6,670,125	7,003,631	7,353,813	36,300,000	76,230,000	80,041,500	84,043,575	88,245,754
MDL	T1 Sales Assistant	Local	1	1	1	1	1	2,420,000	2,541,000	2,668,050	2,801,453	2,941,525	14,520,000	30,492,000	32,016,600	33,617,430	35,298,302
MDL	T1 Marketing Communications Manager	Local	1	1	1	1	1	3,872,000	4,065,600	4,268,880	4,482,324	4,706,440	23,232,000	48,787,200	51,226,560	53,787,888	56,477,282
MDL	T1 Marketing Assistant	Local	1	1	1	1	1	1,210,000	1,270,500	1,334,025	1,400,726	1,470,763	7,260,000	15,246,000	16,008,300	16,808,715	17,649,151
MDL	Customer service management	Local				1	1	-	-	-	3,630,000	3,811,500	-	-	-	10,890,000	45,738,000
MDL	Customer service agent	Local				14	14	-	-	-	726,000	762,300	-	-	-	726,000	9,147,600
MDL	Facility Officer - Common Area	Local				5	5	-	-	-	1,210,000	1,270,500	-	-	-	2,420,000	15,246,000
MDL - post contract construction project team	Senior Resident Architect	Local		1	1	1		-	9,680,000	10,164,000	10,672,200	-	-	116,160,000	121,968,000	128,066,400	-
MDL - post contract construction project team	Resident Architect	Local	1	2	4	4		3,630,000	3,811,500	4,002,075	4,202,179	-	43,560,000	45,738,000	48,024,900	50,426,145	-
MDL - post contract construction project team	Resident Technical Officer (Architect)	Local	2	6	6	6		1,210,000	1,270,500	1,334,025	1,400,726	-	14,520,000	15,246,000	16,008,300	16,808,715	-
MDL - post contract construction project team	Senior Resident Engineer (C&S)	Local	1	1	1	1		9,680,000	10,164,000	10,672,200	-	-	116,160,000	121,968,000	128,066,400	-	-
MDL - post contract construction project team	Resident Engineer (Geotechnical)	Local	1	1	1			3,630,000	3,811,500	4,002,075	-	-	43,560,000	45,738,000	48,024,900	-	-
MDL - post contract construction project team	Resident Technical Officer (Engineer - D Wall)	Local	2	2				1,210,000	1,270,500	-	-	-	14,520,000	15,246,000	-	-	-
MDL - post contract construction project team	Resident Technical Officer (Engineer - CBP Wall)	Local	2					1,210,000	-	-	-	-	14,520,000	-	-	-	-
MDL - post contract construction project team	Resident Technical Officer (Engineer - Excavation)	Local	2	2				1,210,000	1,270,500	-	-	-	14,520,000	15,246,000	-	-	-
MDL - post contract construction project team	Resident Technical Officer (Engineer - Piling)	Local	4	4				1,210,000	1,270,500	-	-	-	14,520,000	15,246,000	-	-	-
MDL - post contract construction project team	Resident Engineer (Structural)	Local	1	1	1	1		3,630,000	3,811,500	4,002,075	4,202,179	-	43,560,000	45,738,000	48,024,900	50,426,145	-
MDL - post contract construction project team	Resident Technical Officer (Engineer - Structure)	Local		8	8	2		-	1,210,000	1,270,500	1,334,025	-	-	14,520,000	15,246,000	16,008,300	-
MDL - post contract construction project team	Senior Resident Engineer (MEP)	Local		1	1	1		-	9,680,000	10,164,000	10,672,200	-	-	116,160,000	121,968,000	128,066,400	-
MDL - post contract construction project team	Resident Engineer (MEP Electrical)	Local	1	1	1	1		3,630,000	3,811,500	4,002,075	4,202,179	-	43,560,000	45,738,000	48,024,900	50,426,145	-
MDL - post contract construction project team	Resident Technical Officer (MEP Electrical)	Local	2	5	8	10		1,210,000	1,270,500	1,334,025	1,400,726	-	14,520,000	15,246,000	16,008,300	16,808,715	-
MDL - post contract construction project team	Resident Engineer (MEP Mechanical)	Local		1	1	1		-	3,630,000	3,811,500	4,002,075	-	-	43,560,000	45,738,000	48,024,900	-
MDL - post contract construction project team	Resident Technical Officer (MEP Mechanical)	Local		5	8	10		-	1,210,000	1,270,500	1,334,025	-	-	14,520,000	15,246,000	16,008,300	-
MDL - post contract project team	ESMS Officer	Local	1	1	1	1		1,815,000	1,905,750	2,001,038	2,101,089	-	21,780,000	22,869,000	24,012,450	25,213,073	-
MDL - post contract project team	Programme Manager	Local	1	1	1	1		4,840,000	5,082,000	5,336,100	5,602,905	-	58,080,000	60,984,000	64,033,200	67,234,860	-
MDL - post contract project team	Assisstant Programme Manager	Local	1	1	1	1		605,000	635,250	667,013	700,363	-	7,260,000	7,623,000	8,004,150	8,404,358	-
MDL - post contract project team	Government Relations	Local	2	2	2	2		4,840,000	5,082,000	5,336,100	5,602,905	-	58,080,000	60,984,000	64,033,200	67,234,860	-
MDL - post contract project team	QS	Local	2	2	2	2		3,630,000	3,811,500	4,002,075	4,202,179	-	43,560,000	45,738,000	48,024,900	50,426,145	-
MDL - post contract project team	Budget Controller	Local	1	1	1	1		3,630,000	3,811,500	4,002,075	4,202,179	-	43,560,000	45,738,000	48,024,900	50,426,145	-
MDL - post contract project team	Project Accountant	Local	1	1	1	1		1,210,000	1,270,500	1,334,025	1,400,726	-	14,520,000	15,246,000	16,008,300	16,808,715	-
MDL - post contract project team	Document Controller	Local	2	2	2	2		605,000	635,250	667,013	700,363	-	7,260,000	7,623,000	8,004,150	8,404,358	-
MDL - post contract project team	HR Executive	Local	1	1	1	1		605,000	635,250	667,013	700,363	-	7,260,000	7,623,000	8,004,150	8,404,358	-
MDL - post contract project team	Office & HR Manager	Local	1	1	1	1		1,089,000	1,143,450	1,200,623	1,260,654	-	13,068,000	13,721,400	14,407,470	15,127,844	-
MDL - post contract project team	Assistant Office Administrator	Local	1	1	1	1		605,000	635,250	667,013	700,363	-	7,260,000	7,623,000	8,004,150	8,404,358	-
MDL - post contract project team	Office Secretary	Local	1	1	1	1		484,000	508,200	533,610	560,291	-	5,808,000	6,098,400	6,403,320	6,723,486	-
MDL - post contract project team	Receptionist	Local	1	1	1	1		363,000	381,150	400,208	420,218	-	4,356,000	4,573,800	4,802,490	5,042,615	-
MDL - post contract project team	Drivers	Local	3	3	3	3		145,200	152,460	160,083	168,087	-	1,742,400	1,829,520	1,920,996	2,017,046	-
MDL - post contract project team	Site Supervisor / Safety	Local	2	2	2	2		1,210,000	1,270,500	1,334,025	1,400,726	-	14,520,000	15,246,000	16,008,300	16,808,715	-
MDL - post contract project team	Manager Architect	Local	1	1	1	1		3,630,000	3,811,500	4,002,075	4,202,179	-	43,560,000	45,738,000	48,024,900	50,426,145	-
MDL - post contract project team	Design Coordinator	Local	1	1	1	1		1,210,000	1,270,500	1,334,025	1,400,726	-	14,520,000	15,246,000	16,008,300	16,808,715	-
MDL - post contract project team	Architectural Coordinator	Local	1	1	1	1		605,000	635,250	667,013	700,363	-	7,260,000	7,623,000	8,004,150	8,404,358	-
MDL - post contract project team	Design Coordinator (Interiors)	Local	1	1	1	1		4,840,000	5,082,000	5,336,100	5,602,905	-	58,080,000	60,984,000	64,033,200	67,234,860	-
MDL - post contract project team	Architectural Coordinator (Interiors)	Local	1	1	1	1		1,815,000	1,905,750	2,001,038	2,101,089	-	21,780,000	22,869,000	24,012,450	25,213,073	-
MDL - post contract project team	Design Project Manager Civils & Structural	Local	1	1	1	1		6,050,000	6,352,500	6,670,125	7,003,631	-	72,600,000	76,230,000	80,041,500	84,043,575	-
MDL - post contract project team	Design Assistant Civils & Structural	Local	1	1	1	1		1,210,000	1,270,500	1,334,025	1,400,726	-	14,520,000	15,246,000	16,008,300	16,808,715	-
MDL - post contract project team	Design Project Manager MEP	Local	1	1	1	1		6,050,000	6,352,500	6,670,125	7,003,631	-	72,600,000	76,230,000	80,041,500	84,043,575	-
TOTALS			52	76	80	465	396	96,098,200	132,302,610	143,990,666	342,161,042	248,403,609	1,071,866,400	1,544,071,320	1,727,887,986	2,654,672,293	2,982,579,829

Notes:
Excludes subcontracted staff (such as Main Works Contractors) and tenanted space in retail and office
USD:Kyat exchange rate of 1,210 as per Central Bank Myanmar 5th September 2016

MDL

Area Schedules, Plans & Renders for MIC Application

LEGENDS:

PYN BUILDING

RETAIL
- UNITS
- ANCHORS
- FOOD & BEVER.
- SPA & FITNESS
- SUPERMARKET
- RETAIL MALL
- FOOD COURT
- RESIDENTIAL
- HOTEL
- OFFICE
- FUNCTION
- RECREATION
- WC
- CIRCULATION
- VERTICAL CIRC.
- BOH
- PARKING
- OUTDOOR

EXCLUSIONS
- MEP
- VOID

2016-01-11 FOR COORDINATION

CORE 5.5

CARWASH AREA

EA FAN RM

CORE 5.6

209 carparking slots

STORAGE

CLEAN

PUMP

DN FROM B4

UP

CORE 5.7

CORE 5.8

FAN RM

PUMP ROOM

1 BASEMENT PLAN - LEVEL B5

FOR DESIGN DEVELOPMENT

LANDMARK

YOMA

BALMOND/STUDIO

A&I

SPA Project Management

RHLB

MEINHARDT

KEY PLAN

NOTES

REVISION

No	Description	Date

Discipline/Sub-Discipline

Issued by

ARCHETYPE MYANMAR LTD

MARK PETROVIC
Managing Director

DESIGNATION	NAME	SIGN
Design Director:	MARK PETROVIC	
Project Director:	CARLOS CUENCA	
Design Manager:	HOANG TUAN ANH	
Checked by:	CHECKED BY	
Design by:	DESIGN BY	

Drawing Name

GENERAL ARRANGEMENT PLAN
BASEMENT TANK
LEVEL B5 AT -7.730

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	Sheet No	Rev
2016-01-11	ARC-DD-GA-B05	00

LEGENDS:

PYN BUILDING

RETAIL

UNITS | SPA & FITNESS | RESIDENTIAL | WC | BOH
ANCHORS | SUPERMARKET | HOTEL | FUNCTION | CIRCULATION | PARKING
FOOD & BEVER. | RETAIL MALL | FOOD COURT | OFFICE | RECREATION | VERTICAL CIRC. | OUTDOOR

EXCLUSIONS

MEP | VOID

2016-01-11 FOR COORDINATION

CORE 5.5

CARWASH AREA

WWTP TANK

STORAGE

CLEAN

CORE 5.6

218 carparking slots

CAR PARKING

CORE 5.7

CORE 5.8

1 BASEMENT PLAN - LEVEL B4

FOR DESIGN DEVELOPMENT

Project Name

LANDMARK

Developer / Owner







Principal Architect

BALMOND/STUDIO®

www.balmondstudio.com

Local Architect

A&I

Executive Architect

.\Logo\Archetype.jpg

Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd

www.rlb.co.th

Civil & Structural Engineer / M & E Engineer / Traffic Engineer

MEINHARDT

www.meinhardt.net

KEY PLAN

NOTES

WARNING:

REVISION

No.	Description	Date

Discipline/Sub-Discipline

Issued by

ARCHETYPE MYANMAR LTD

MARK PETROVIC
Managing Director

DESIGNATION	NAME	SIGN
Design Director	MARK PETROVIC	
Project Director	CARLOS CUENCA	
Design Manager	HOANG TUAN ANH	
Checked by	CHECKED BY	
Design by	DESIGN BY	

Drawing Name

GENERAL ARRANGEMENT PLAN
BASEMENT TANK
LEVEL B4 AT -4.760

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	Sheet No	Rev
2016-01-11	ARC-DD-GA-B04	00

LEGENDS:

PYN BUILDING

RETAIL

- UNITS
- ANCHORS
- FOOD & BEVER.
- SPA & FITNESS
- SUPERMARKET
- RETAIL MALL
- FOOD COURT
- RESIDENTIAL
- HOTEL
- OFFICE
- FUNCTION
- RECREATION
- WC
- CIRCULATION
- VERTICAL CIRC.
- BOH
- PARKING
- OUTDOOR

EXCLUSIONS

- MEP
- VOID

2016-01-11 FOR COORDINATION

SA FAN RM

CORE 5.5

CARWASH AREA

WATER TANK

STORAGE

L01 LINK ROOM

CLEAN

CORE 5.6

210 carparking slots

DN

UP

CAR PARKING

CORE 5.7

L01 LINK

CORE 5.8

FAN RM

1 BASEMENT PLAN - LEVEL B3

1:400

FOR DESIGN DEVELOPMENT

Project Name

LANDMARK

Address: Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

Developer / Owner

YOMA STRATEGIC HOLDINGS

Principal Architect

BALMOND/STUDIO®

www.balmondstudio.com

Local Architect

A&I

Executive Architect

.\Logo\Archetype.jpg

Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd

www.rhlb.co.th

Civil & Structural Engineer / M & E Engineer / Traffic Engineer

MEINHARDT

www.meinhardt.net

KEY PLAN

NOTES

REVISION

No.	Description	Date

Discipline/Sub-Discipline

Issued by

ARCHETYPE MYANMAR LTD

MARK PETROVIC

Managing Director

DESIGNATION	NAME	SIGN
Design Director	MARK PETROVIC	
Project Director	CARLOS CUENCA	
Design Manager	HOANG TUAN ANH	
Checked by	CHECKED BY	
Design by	DESIGN BY	

Drawing Name

GENERAL ARRANGEMENT PLAN BASEMENT TANK LEVEL B3 AT -1.790

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	**Sheet No**	**Rev**
2016-01-11	ARC-DD-GA-B03	00

LEGENDS:

PYN BUILDING

RETAIL
UNITS
ANCHORS
FOOD & BEVER.
SPA & FITNESS
SUPERMARKET
RETAIL MALL
FOOD COURT
RESIDENTIAL
HOTEL
OFFICE
FUNCTION
RECREATION
WC
CIRCULATION
VERTICAL CIRC.
BOH
PARKING
OUTDOOR
EXCLUSIONS
MEP
VOID

2016-01-11 FOR COORDINATION

EXHAUST AIR TRENCH

FAN ROOM

CAR PARKING

CARWASH BAY

CORE 5.6

CORE 5.8

CORE 5.7

CORE 5.5

231 CAR PARKING SLOTS

BASEMENT PLAN - LEVEL B2

FOR DESIGN DEVELOPMENT

Project Name

LANDMARK

Developer / Owner

YOMA

Principal Architect

BALMOND/STUDIO®

www.balmondstudio.com

Local Architect

A&I

Executive Architect

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Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd

www.rlb.co.th

Civil & Structural Engineer / M & E Engineer / Traffic Engineer

MEINHARDT

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KEY PLAN

NOTES

REVISION

No.	Description	Date

Discipline/Sub-Discipline

Issued by

ARCHETYPE MYANMAR LTD

MARK PETROVIC

Managing Director

DESIGNATION	NAME	SIGN
Design Director	MARK PETROVIC	
Project Director	CARLOS CUENCA	
Design Manager	HOANG TUAN ANH	
Checked by	CHECKED BY	
Design by	DESIGN BY	

Drawing Name

GENERAL ARRANGEMENT PLAN
BASEMENT TANK
LEVEL B2 AT +1.180

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	Sheet No	Rev
2016-01-11	ARC-DD-GA-B02	00

LEGENDS:

PYN BUILDING

RETAIL

UNITS
ANCHORS
FOOD & BEVER.
SPA & FITNESS
SUPERMARKET
RETAIL MALL
FOOD COURT
RESIDENTIAL
HOTEL
OFFICE
FUNCTION
RECREATION
WC
CIRCULATION
VERTICAL CIRC.
BOH
PARKING
OUTDOOR

EXCLUSIONS

MEP
VOID

2016-01-11 FOR COORDINATION

RAW WATER TANK
FIRE TANK
FIRE TANK PUMP ROOM
RECYCLED WATER TANK
RECYCLED WATER PUMP ROOM
TREATED WATER PUMP ROOM & HOT WATER HEATING PLANT
TREATED WATER TANK
PYN WATER TANK
RAW WATER RETENTION TANK
RAW WATER PUMP ROOM
LPG TANKS
STAFF CANTEEN
STAFF KITCHEN
VALET LAUNDRY
STORAGE
SUMP PUMP
FAN ROOM
RESIDENTS STORE
Core 3.1
Core 2.2
Core 3.2
Core 5.3
Core 5.6
Core 5.5
DRIVERS ROOM
WATER TANK
FAN ROOM
ADM STORAGE
94 residential pp
305 public pp
PYN FAN ROOM
PYN SUMP PUMP
PYN SPA POOL HEAT PLANT
PYN PUMP ROOM
SUPERMARKET
RETAIL LOBBY
BOH
SECURITY & MGMT
PUMP ROOM
MGMT STAFF REST ROOM
+2.335
+3.160
+4.150
+4.250

1 BASEMENT PLAN - LEVEL B1

FOR DESIGN DEVELOPMENT

Project Name

LANDMARK

Developer / Owner

YOMA STRATEGIC HOLDINGS

Principal Architect

BALMOND/STUDIO®

www.balmondstudio.com

Local Architect

A&I

Executive Architect

.\Logo\Archetype.jpg

Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd

Civil & Structural Engineer / M & E Engineer / Traffic Engineer

MEINHARDT

www.meinhardt.net

KEY PLAN

NOTES

REVISION

No.	Description	Date

Discipline/Sub-Discipline

Issued by

ARCHETYPE MYANMAR LTD

MARK PETROVIC

Managing Director

DESIGNATION	NAME	SIGN
Design Director:	MARK PETROVIC	
Project Director:	CARLOS CUENCA	
Design Manager:	HOANG TUAN ANH	
Checked by:	CHECKED BY	
Design by:	DESIGN BY	

Drawing Name

GENERAL ARRANGEMENT PLAN
BASEMENT
LEVEL B1 AT +4.150

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	Sheet No	Rev
2016-01-11	ARC-DD-GA-B01	00

2016-01-11 FOR COORDINATION

LEGENDS:

RETAIL: UNITS, ANCHORS, FOOD & BEVER., SPA & FITNESS, SUPERMARKET, RETAIL MALL, FOOD COURT

PYN BUILDING, RESIDENTIAL, HOTEL, OFFICE, FUNCTION, RECREATION, WC, CIRCULATION, VERTICAL CIRC., BOH, PARKING, OUTDOOR

EXCLUSIONS: MEP, VOID

VOID
REFER BELOW
LEVEL B1

+6.955

1 BASEMENT PLAN - LEVEL B0

FOR DESIGN DEVELOPMENT

Project Name

LANDMARK

Developer / Owner

YOMA

Principal Architect

BALMOND/STUDIO®

Local Architect

A&I

Executive Architect

\Logo\Archetype.jpg

Project Management

SPA Project Management

Quantity Surveyor

RHLB

MEINHARDT

KEY PLAN

NOTES

REVISION

No.	Description	Date

Discipline/Sub-Discipline

Issued by
ARCHETYPE MYANMAR LTD
MARK PETROVIC
Managing Director

DESIGNATION	NAME	SIGN
Design Director	MARK PETROVIC	
Project Director	CARLOS CUENCA	
Design Manager	HOANG TUAN ANH	
Checked by	CHECKED BY	
Design by	DESIGN BY	

Drawing Name
GENERAL ARRANGEMENT PLAN
BASEMENT
LEVEL B0 AT +6.955

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	Sheet No	Rev
2016-01-11	ARC-DD-GA-B00	00



2016-01-11 FOR COORDINATION

TOWER 3 OFFICE LOBBY

TOWER 2 LOBBY

TOWER 4 OFFICE LOBBY

PYN MAIN

PYN GENSETS

PYN GYM

HOTEL DROP-OFF

COACH

OFFICE DROP-OFF

RETAIL DROP-OFF

TAXI STAND

RECEPTION

LOBBY LOUNGE

DROP-OFF AREA

OFFICE

LPG TANKS

GA PLAN - LEVEL 01

FOR DESIGN DEVELOPMENT

Project Name

LANDMARK

Address: Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

Developer / Owner

YOMA STRATEGIC HOLDINGS

Principal Architect

BALMOND/STUDIO®

www.balmondstudio.com

Local Architect

A&I

Executive Architect

\Logo\Archetype.jpg

Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd

www.rhlb.co.th

Civil & Structural Engineer | M & E Engineer | Traffic Engineer

MEINHARDT

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KEY PLAN

NOTES

REVISION

No.	Description	Date

Discipline/Sub-Discipline

Issued by

ARCHETYPE MYANMAR LTD

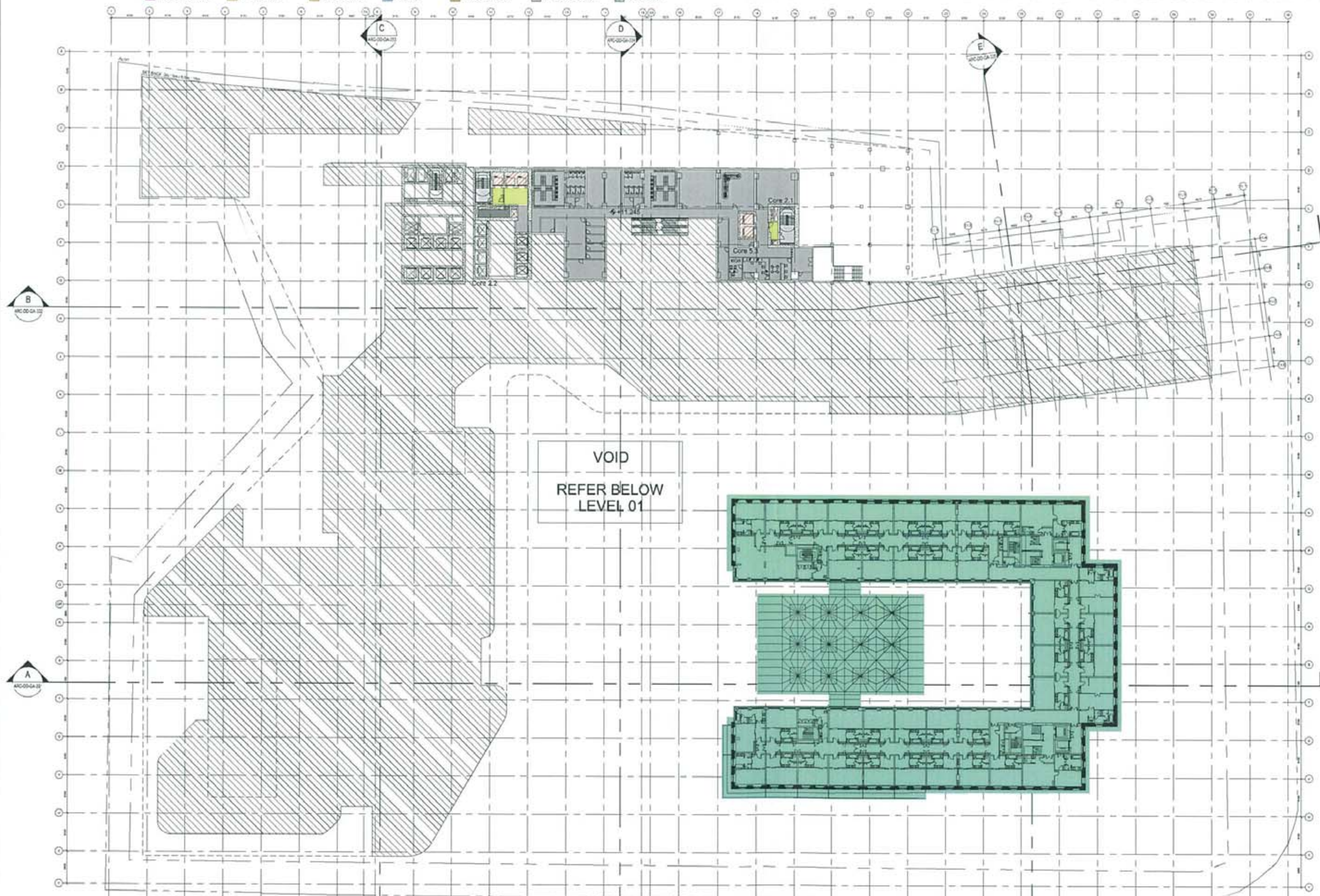
MARK PETROVIC
Managing Director

DESIGNATION	NAME	SIGN
Design Director:	MARK PETROVIC	
Project Director:	CARLOS CUENCA	
Design Manager:	HOANG TUAN ANH	
Checked by:	CHECKED BY	
Design by:	DESIGN BY	

Drawing Name

GENERAL ARRANGEMENT PLAN
PODIUM
LEVEL 01 AT +8.275 / +9.925

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	Sheet No	Rev
2016-01-11	ARC-DD-GA-001	00



FOR DESIGN DEVELOPMENT

Project Name

LANDMARK

Developer / Owner

YOMA

Principal Architect

BALMOND/STUDIO®

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Local Architect

A&I

Executive Architect

.\Logo\Archetype.jpg

Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd

www.rhlb.co.th

Civil & Structural Engineer / M & E Engineer / Traffic Engineer

MEINHARDT

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KEY PLAN

NOTES

WARNING:

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No.	Description	Date

Discipline/Sub-Discipline

Issued by

ARCHETYPE MYANMAR LTD

MARK PETROVIC

Managing Director

DESIGNATION	NAME	SIGN
Design Director	MARK PETROVIC	
Project Director	CARLOS CUENCA	
Design Manager	HOANG TUAN ANH	
Checked by	CHECKED BY	
Design by	DESIGN BY	

Drawing Name

GENERAL ARRANGEMENT PLAN
PODIUM
LEVEL 01A AT +11.245

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	**Sheet No**	**Rev**
2016-01-11	ARC-DD-GA-001A	00

LEGENDS:

- PYN BUILDING

RETAIL

- UNITS
- ANCHORS
- FOOD & BEVER.
- SPA & FITNESS
- SUPERMARKET
- RETAIL MALL
- FOOD COURT
- RESIDENTIAL
- HOTEL
- OFFICE
- FUNCTION
- RECREATION
- WC
- CIRCULATION
- VERTICAL CIRC.
- BOH
- PARKING
- OUTDOOR

EXCLUSIONS

- MEP
- VOID

2016-01-11 FOR COORDINATION

Core 2.1

Core 2.2

Core 3.1

Core 3.2

Core 4.1

Core 5.1

Core 5.2

Core 5.5

Core 5.6

Core 5.7

+14.215

FAN ROOM

MEP

STORAGE

1 GA PLAN - LEVEL 02

FOR DESIGN DEVELOPMENT

Project Name

LANDMARK

Developer / Owner

YOMA

Principal Architect

BALMOND/STUDIO

Local Architect

A&I

Executive Architect

.\Logo\Archetype.jpg

Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd

www.rhlb.co.th

Civil & Structural Engineer / M & E Engineer / Traffic Engineer

MEINHARDT

www.meinhardt.net

KEY PLAN

NOTES

REVISION

No.	Description	Date

Discipline/Sub-Discipline

Issued by

ARCHETYPE MYANMAR LTD

MARK PETROVIC

Managing Director

DESIGNATION	NAME	SIGN
Design Director	MARK PETROVIC	
Project Director	CARLOS CUENCA	
Design Manager	HOANG TUAN ANH	
Checked by	CHECKED BY	
Design by	DESIGN BY	

Drawing Name

GENERAL ARRANGEMENT PLAN PODIUM LEVEL 02 AT +14.215

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	Sheet No	Rev
2016-01-11	ARC-DD-GA-002	00

2016-01-11 FOR COORDINATION

LEGENDS:

PYN BUILDING

RETAIL

UNITS
ANCHORS
FOOD & BEVER.
SPA & FITNESS
SUPERMARKET
RETAIL MALL
FOOD COURT
RESIDENTIAL
HOTEL
OFFICE
FUNCTION
RECREATION
WC
CIRCULATION
VERTICAL CIRC.
BOH
PARKING
OUTDOOR

EXCLUSIONS

MEP
VOID

CHILLERS
FUNCTION STORAGE
FUNCTION ROOM
MEETING ROOM
PRE-FUNCTION
BALLROOM
STORAGE
LIFT LOBBY
PROPERTY MGMT OFFICE
AHU & FAN ROOM
CONTROL ROOM
MEP
Core 2.1
Core 2.2
Core 3.1
Core 3.2
Core 4.1
Core 5.6
Core 5.7
Core 5.9
POOL PLANT MEP
BANQUET STORAGE
APT STORAGE
RESIDENTS STORE
MANAGER'S OFFICE

1 GA PLAN - LEVEL 03

FOR DESIGN DEVELOPMENT

Project Name

LANDMARK

Address: Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar

Developer / Owner

YOMA

Principal Architect

BALMOND/STUDIO®

www.balmondstudio.com

Local Architect

A&I

Executive Architect

.\Logo\Archetype.jpg

Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd

www.rhlb.co.th

Civil & Structural Engineer / M & E Engineer / Traffic Engineer

MEINHARDT

www.meinhardt.net

KEY PLAN

NOTES

WARNING:

REVISION

No.	Description	Date

Discipline/Sub-Discipline

Issued by

ARCHETYPE MYANMAR LTD

MARK PETROVIC

Managing Director

DESIGNATION	NAME	SIGN
Design Director	MARK PETROVIC	
Project Director	CARLOS CUENCA	
Design Manager	HOANG TUAN ANH	
Checked by	CHECKED BY	
Design by	DESIGN BY	

Drawing Name

GENERAL ARRANGEMENT PLAN
PODIUM
LEVEL 03 AT +19.000

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	**Sheet No.**	**Rev**
2016-01-11	ARC-DD-GA-003	00

LEGENDS:

PYN BUILDING

RETAIL

UNITS
ANCHORS
FOOD & BEVER.
SPA & FITNESS
SUPERMARKET
RETAIL MALL
FOOD COURT

RESIDENTIAL
HOTEL
OFFICE

FUNCTION
RECREATION

WC
CIRCULATION
VERTICAL CIRC.

BOH
PARKING
OUTDOOR

EXCLUSIONS

MEP
VOID

2016-01-11 FOR COORDINATION

1 GA PLAN - LEVEL 04

FOR DESIGN DEVELOPMENT

Project Name

LANDMARK

Developer / Owner



Principal Architect

BALMOND/STUDIO®

www.balmondstudio.com

A&I

Executive Architect

.\Logo\Archetype.jpg

Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd

www.rhlb.co.th

Civil & Structural Engineer / M & E Engineer / Traffic Engineer



www.meinhardt.net

KEY PLAN

NOTES

REVISION

No.	Description	Date

Discipline/Sub-Discipline

Issued by

ARCHETYPE MYANMAR LTD

MARK PETROVIC

Managing Director

DESIGNATION	NAME	SIGN
Design Director:	MARK PETROVIC	
Project Director:	CARLOS CUENCA	
Design Manager:	HOANG TUAN ANH	
Checked by:	CHECKED BY	
Design by:	DESIGN BY	

Drawing Name

GENERAL ARRANGEMENT PLAN
PODIUM
LEVEL 04 AT +22.300 / +23.620

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	Sheet No	Rev
2016-01-11	ARC-DD-GA-004	00

LEGENDS:

PYN BUILDING

RETAIL: UNITS, ANCHORS, FOOD & BEVER.

SPA & FITNESS, SUPERMARKET, RETAIL MALL

FOOD COURT

RESIDENTIAL, HOTEL, OFFICE

FUNCTION, RECREATION

WC, CIRCULATION, VERTICAL CIRC.

BOH, PARKING, OUTDOOR

EXCLUSIONS: MEP, VOID

2016-01-11 FOR COORDINATION

1 GA PLAN - LEVEL 05

FOR DESIGN DEVELOPMENT

Project Name

LANDMARK

Developer / Owner

YOMA STRATEGIC HOLDINGS



Principal Architect

BALMOND/STUDIO®

www.balmondstudio.com

Local Architect

A&I

Executive Architect

\Logo\Archetype.jpg

Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd

www.rhlb.co.th

MEINHARDT

www.meinhardt.net

KEY PLAN

NOTES

REVISION

No.	Description	Date

Discipline/Sub-Discipline

Issued by

ARCHETYPE MYANMAR LTD

MARK PETROVIC

Managing Director

DESIGNATION	NAME	SIGN
Design Director:	MARK PETROVIC	
Project Director:	CARLOS CUENCA	
Design Manager:	HOANG TUAN ANH	
Checked by:	CHECKED BY	
Design by:	DESIGN BY	

Drawing Name

GENERAL ARRANGEMENT PLAN
PODIUM
LEVEL 05 AT +27.250/+28.075/+29.230

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	**Sheet No**	**Rev**
2016-01-11	ARC-DD-GA-005	00

LEGENDS:

RETAIL						EXCLUSIONS
PYN BUILDING	UNITS	SPA & FITNESS	RESIDENTIAL	WC	BOH	MEP
	ANCHORS	SUPERMARKET	HOTEL	FUNCTION	CIRCULATION	PARKING	VOID
	FOOD & BEVER.	RETAIL MALL	FOOD COURT	OFFICE	RECREATION	VERTICAL CIRC.	OUTDOOR

2016-01-11 FOR COORDINATION

OFFICE +28.075

Core 3.1

Core 3.2

OFFICE

Core 4 +33.025

+33.025

+30.550

1 GA PLAN - LEVEL 06

FOR DESIGN DEVELOPMENT

Project Name

LANDMARK

Developer / Owner



Principal Architect

BALMOND/STUDIO®

www.balmondstudio.com

Local Architect

A&I

Executive Architect

.\Logo\Archetype.jpg

Project Management

SPA Project Management

Quantity Surveyor

RHLB (Myanmar) Ltd.

www.rhlb.co.th

MEINHARDT

www.meinhardt.net

KEY PLAN

NOTES

WARNING:

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No.	Description	Date

Discipline/Sub-Discipline

Issued by

ARCHETYPE MYANMAR LTD

MARK PETROVIC

Managing Director

DESIGNATION	NAME	SIGN
Design Director:	MARK PETROVIC	
Project Director:	CARLOS CUENCA	
Design Manager:	HOANG TUAN ANH	
Checked by:	CHECKED BY	
Design by:	DESIGN BY	

Drawing Name

GENERAL ARRANGEMENT PLAN
TOWER
LEVEL 06 AT +33.025 / +30.550

Scale	Project Reference	
1:400	X-YY-ZZ-000	
Date	Sheet No	Rev
2016-01-11	ARC-DD-GA-006	00

TOWER 04

TOWER 03

TOWER 02

TOWER 01

ROOF TOP
FFL 107.115
[351'-5"]

23RD FFL 97.705
[320'-7"]

5TH FFL 29.230
[95'-11"]

GF FFL 8.275

B1 FFL 4.150
[13'-7"]

FFL 107.115
[351'-5"]

ALUMINIUM CLADDING

ALUMINIUM CLADDING

ALUMINIUM LOUVRE

CLEAR VISION GLASS

SHOP WINDOW /SIGNAGE

STONE CLADDING

ALUMINIUM CLADDING

ALUMINIUM CLADDING

CLEAR VISION GLASS

SPANDREL

ALUMINIUM BRUSHSTROKE

STONE CLADDING

GRC CLADDING 2

GRC CLADDING 1

GRC CLADDING 2

CLEAR VISION GLASS

STONE CLADDING

ROOF TOP
FFL 107.115
[307'-0"]

23RD FFL 93.580
[307'-0"]

5TH FFL 27.250
[89'-5"]

1ST FFL 14.215
[46'-8"]

GF FFL 9.925
[32'-7"]

B1 FFL 4.150
[13'-7"]

PYN

Developer / Owner

www.yomastrategic.com

Project Management

Quantity Surveyor

Civil & Structural Engineer / M & E Engineer / Traffic Engineer

www.meinhardt.net

Executive Architect

KEY PLAN

NOTES

STATUS

NOT FOR CONSTRUCTION

LANDMARK
YANGON
MYANMAR

DISCIPLINE

ARCHITECTURAL WORKS

PHASE

DETAIL DESIGN

DRAWING TITLE

GENERAL ARRANGEMENTS
ELEVATION
SOUTH ELEVATION
BASEMENT 1

Date	Drawing No	Revision
16.11.2015	A-02002	B2
Scale 1:400		
BS Job No 1501		

Lead Architect

BALMOND/STUDIO

TOWER 04

TOWER 03

TOWER 01

TOWER 02

ROOF TOP
FFL 107.115
[351'-5"]

107.115
[351'-5"]

RENDER

22ND FFL 97.705
[320'-7"]

CLEAR VISION GLASS

ALUMINIUM BRUSHSTROKE

SPANDREL

TOWER 4 ROOF TOP FACILITIES 9.41 [30'-10"]

TOWER 4 TYPICAL OFFICE FLOORS 68.48 [224'-8"]

5TH FFL 29.230
[95'-11"]

STONE CLADDING

TOWER 4 RETAIL 20.95 [68'-9"]

1ST FFL 14.215
[46'-8"]

GF MEZZANINE FFL 11.245
36'-11"

GF FFL 8.275
[27'-2"]

B1 FFL 4.150
[13'-7"]

TOWER 4 BASEMENT 4.1 [13'-5"]

PYN

ROOF TOP
FFL 107.115
[351'-5"]

26TH FFL 97.705
[320'-7"]

ALUMINIUM CLADDING

SPANDREL

CLEAR VISION GLASS

TOWER 2 ROOF TOP FACILITIES 9.41 [30'-10"]

TOWER 2 TYPICAL HOTEL FLOORS 42.74 [140'-3"]

12TH FFL 54.970
[180'-4"]

TOWER 2 TYPICAL SERVICE APARTMENTS 26.9 [88'-3"]

FFL 28.075
[92'-1"]

TOWER 2 RETAIL 19.8 [65'-0"]

1ST FFL 14.215
[46'-8"]

GF MEZZANINE FFL 11.245

Railway

GF FFL 8.275
[27'-2"]

B1 FFL 4.150
[13'-7"]

TOWER 1 BASEMENT 4.13 [13'-6"]

BALMOND STUDIO LONDON OFFICE

BALMOND STUDIO COLOMBO OFFICE

CONDITIONS OF USE:

Developer / Owner

www.yomastrategic.com

Email: tmi-co@spa.com.mm

Project Management

Quantity Surveyor

Civil & Structural Engineer : M & E Engineer : Traffic Engineer

www.meinhardt.net

Executive Architect

KEY PLAN

1 2 3 4

NOTES

STATUS

NOT FOR CONSTRUCTION

PROJECT

LANDMARK
YANGON
MYANMAR

DISCIPLINE

ARCHITECTURAL WORKS

PHASE

DETAIL DESIGN

DRAWING TITLE

GENERAL ARRANGEMENTS
ELEVATION
EAST ELEVATION

Date	LMK	DD	GEN	EEL	BSL	ARC	FCD
26.01.2016							

Scale 1:400

1505

02003 d

CAD File Name
02003-d-LMK-DD-GEN-EEL-BSL-ARC-FCD.dwg

Lead Architect

BALMOND/STUDIO

TOWER 03

TOWER 04

ROOF TOP
FFL 107.115
[351'-5"]

22ND FFL 97.705
[320'-7"]

5TH FFL 29.230
[95'-11"]

GF FFL 8.275
[27'-2"]

B1 FFL 4.150
[13'-7"]

107.115
[351'-5"]

ALUMINIUM CLADDING

ALUMINIUM CLADDING

ALUMINIUM LOUVRE

CLEAR VISION GLASS

SPANDREL

STONE CLADDING

RENDER

BOGYOKE MARKET

TOWER 3 MEP 9.41 [30'-10"]

TOWER 3 TYPICAL OFFICE FLOORS 68.48 [224'-8"]

TOWER 3 RETAIL 20.95 [68'-9"]

TOWER 3 BASEMENT 4.1 [13'-6"]

TOWER 4 MEP 9.41 [30'-10"]

TOWER 4 TYPICAL OFFICE FLOORS 68.48 [224'-8"]

TOWER 4 RETAIL 20.95 [68'-9"]

TOWER 4 BASEMENT 4.1 [13'-6"]

Developer / Owner

www.yomastrategic.com

Email: fmi-co@spa.com.mm

Project Management

Quantity Surveyor

Civil & Structural Engineer : M & E Engineer : Traffic Engineer

www.meinhardt.net

Executive Architect

KEY PLAN

NOTES

Rev	Date	Issue	Drwn	Chd
B2	[illegible]	[illegible]	LP	CH
B1	[illegible]	WORK IN PROGRESS	LP	CH
A8	[illegible]	WORK IN PROGRESS	LP	CH
A7	[illegible]	WORK IN PROGRESS	LP	CH
A6	[illegible]	WORK IN PROGRESS	LP	CH
A5	[illegible]	WORK IN PROGRESS	LP	CH
A4	[illegible]	WORK IN PROGRESS	LP	CH
A3	[illegible]	WORK IN PROGRESS	LP	CH
A2	[illegible]	WORK IN PROGRESS	LP	CH
A1	[illegible]	WORK IN PROGRESS	LP	CH

STATUS
NOT FOR CONSTRUCTION

PROJECT
LANDMARK
YANGON
MYANMAR

DISCIPLINE
ARCHITECTURAL WORKS

PHASE
DETAIL DESIGN

DRAWING TITLE
GENERAL ARRANGEMENTS
ELEVATION
WEST ELEVATION

Date: 16.11.2015
Scale: 1:400
Drawing No: A-02001
Revision: B2
CAD File Name: A-02001.dwg

Lead Architect

BALMOND/STUDIO

ROOF TOP
FFL 107.115
L26 FFL 103.810
L24 FFL 93.580
L05 FFL 27.250
L02 FFL 14.215
L01 FFL 9.925
B0 FFL 6.055
B1 FFL 4.150

TOWER 1 MEP 13.53 [28'-8"]
TOWER 1 RESIDENCE 66.33 [142'-5"]
TOWER 1 PODIUM 13.035 [27'-7"]
TOWER 1 BASEMENT 4.29 [9'-1"]

TOWER 01
GRC CLADDING 2
GRC CLADDING 1
GRC CLADDING 2
CLEAR VISION GLASS
STONE CLADDING
Railway
Railway Substation

TOWER 02
ALUMINIUM CLADDING
98.805
ALUMINIUM CLADDING
CLEAR VISION GLASS
SPANDREL
102.805
107.115
WESTIN
CEMENT RENDER

TOWER 03
ALUMINIUM CLADDING
TOWER 04
ALUMINIUM CLADDING
98.805
107.115
CLEAR VISION GLASS
ALUMINIUM CLADDING
SPANDREL
ALUMINIUM CLADDING
98.805
CLEAR VISION GLASS
ALUMINIUM CLADDING
SPANDREL
ALUMINIUM LOUVRE

ROOF TOP
FFL 107.115
L23 FFL 97.705
L05 FFL 29.230
L01 FFL 8.275
B1 FFL 4.150

TOWER 3 MEP 9.41 [19'-11"]
TOWER 3 OFFICES 68.475 [144'-11"]
TOWER 3 RETAIL 20.955 [44'-4"]
TOWER 3 BASEMENT 4.125 [8'-9"]

BALMOND STUDIO LONDON OFFICE

BALMOND STUDIO COLOMBO OFFICE

Developer / Owner

www.yomastrategic.com

Email: [illegible]

Project Management

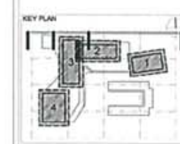
Quantity Surveyor

Civil & Structural Engineer : M & E Engineer : Traffic Engineer

www.meinhardt.net

Executive Architect

KEY PLAN



NOTES

Rev	Date	Issue	Drwn	Chd
B2	16.11.2015	[illegible]	LP	DH
B1	[illegible]	WORK IN PROGRESS	LP	DH
A6	[illegible]	WORK IN PROGRESS	LP	DH
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A3	[illegible]	WORK IN PROGRESS	LP	DH
A2	[illegible]	WORK IN PROGRESS	LP	DH
A1	[illegible]	WORK IN PROGRESS	LP	DH

STATUS
NOT FOR CONSTRUCTION

PROJECT
LANDMARK
YANGON
MYANMAR

DISCIPLINE
ARCHITECTURAL WORKS

PHASE
DETAIL DESIGN

DRAWING TITLE
GENERAL ARRANGEMENTS
ELEVATION
NORTH ELEVATION
BASEMENT 1

Date: 16.11.2015
Scale: 1:400
BS Job No: 1501
Drawing No: A-02000
Revision: B2
CAD File Name: A-02000.dwg

Lead Architect

BALMOND/STUDIO



Project name : Landmark
Project location : Yangon, Myanmar
Project number : 1501

VISUALS

02 - DAY VIEW FROM SOUTH-EAST

Project : Landmark Visuals
Date : 22 July 2016

BALMOND/ STUDIO



Project name : Landmark
Project location : Yangon, Myanmar
Project number : 1501

VISUALS

01 - AERIAL NIGHT VIEW

Project : Landmark Visuals
Date : 22 July 2016

BALMOND/ STUDIO

Project name : Landmark
Project location : Yangon, Myanmar
Project number : 1501

VISUALS

03 - PENINSULA ENTRY VIEW FROM SOUTH-EAST

Project : Landmark Visuals
Date : 22 July 2016



Project name : Landmark
Project location : Yangon, Myanmar
Project number : 1501

VISUALS

06 - LANDMARK FROM SOUTH-WEST

Project : Landmark Visuals
Date : 22 July 2016





Project name : Landmark
Project location : Yangon, Myanmar
Project number : 1501

VISUALS

07 - LANDMARK ENTRY FROM SOUTH

Project : Landmark Visuals
Date : 22 July 2016

BALMOND/ STUDIO



Project name : Landmark
Project location : Yangon, Myanmar
Project number : 1501

VISUALS

10 - LANDMARK PLAZA AERIAL VIEW

Project : Landmark Visuals
Date : 22 July 2016

BALMOND/ STUDIO

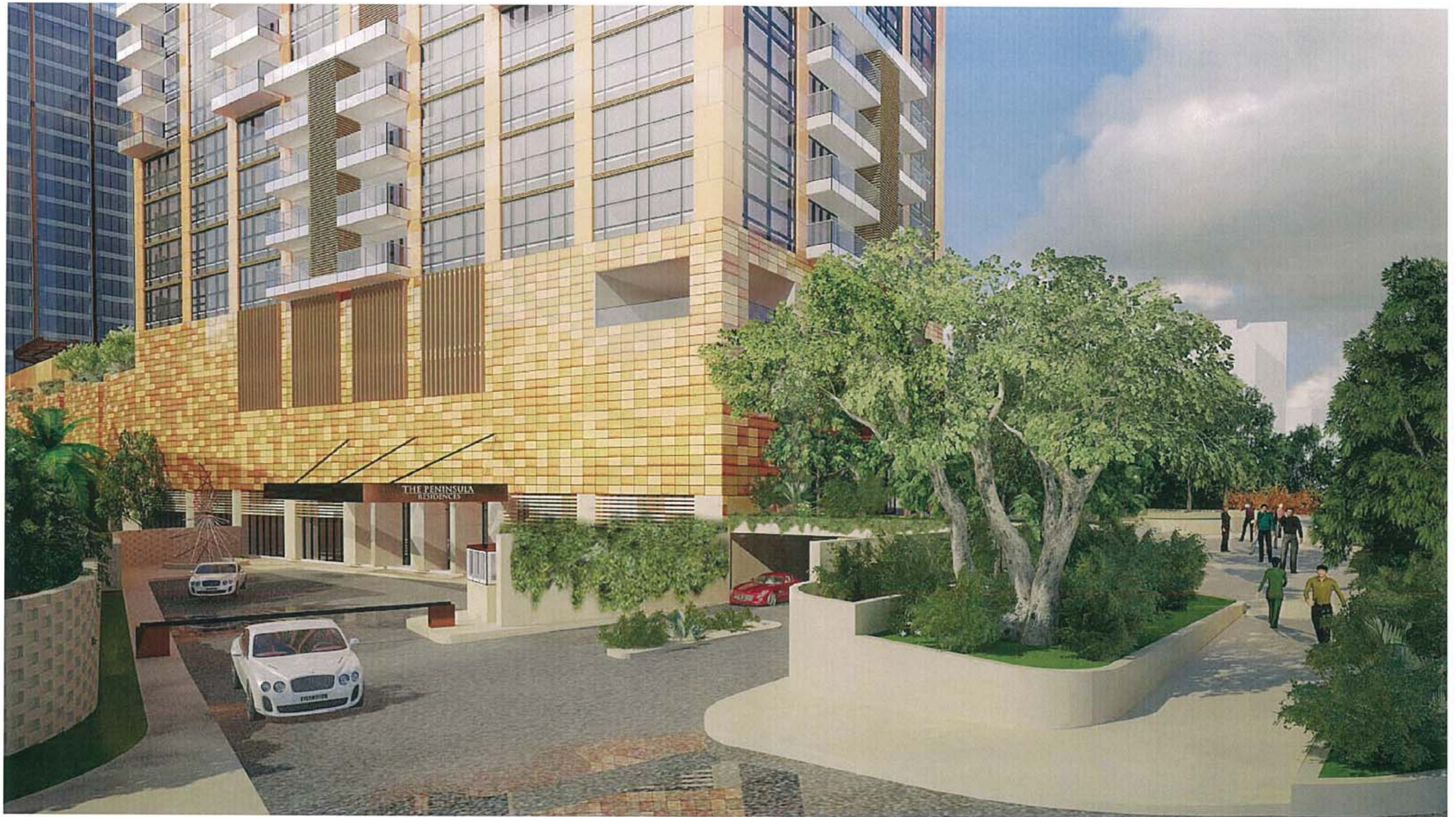
Project name : Landmark
Project location : Yangon, Myanmar
Project number : 1501

VISUALS

18 - LANDMARK VIEW FROM NORTH-EAST

Project : Landmark Visuals
Date : 22 July 2016





Project name : Landmark
Project location : Yangon, Myanmar
Project number : 1501

VISUALS

24 - LANDMARK T1 DROP OFF

Project : Landmark Visuals
Date : 22 July 2016

BALMOND/
STUDIO



Project name : Landmark
Project location : Yangon, Myanmar
Project number : 1501

PHOTOMONTAGES

01 - VIEW FROM PANSODAN BRIDGE ON BOGYOKE AUNG SAN ROAD, LOOKING WEST

Project : Landmark Visuals
Date : 22 July 2016

BALMOND/ STUDIO



Project name : Landmark
Project location : Yangon, Myanmar
Project number : 1501

PHOTOMONTAGES

05 - VIEW FROM SULE PAGODA ROAD LOOKING SOUTH-WEST

Project : Landmark Visuals
Date : 22 July 2016

BALMOND / STUDIO



Project name : Landmark
Project location : Yangon, Myanmar
Project number : 1501

PHOTOMONTAGES

06 - VIEW FROM SULE PAGODA ROAD LOOKING SOUTH

Project : Landmark Visuals
Date : 22 July 2016

BALMOND/ STUDIO

DATED 12 JULY 2016

FIRST MYANMAR INVESTMENT CO., LTD.
as FMI

YOMA STRATEGIC HOLDINGS LTD.
as YSH

YOMA STRATEGIC INVESTMENTS LTD.
as YSIL

MITSUBISHI CORPORATION & MITSUBISHI ESTATE CO., LTD.
as ME (SPV) Guarantors

[upon its accession, ENTITY TO BE INCORPORATED BY THE ME (SPV) GUARANTORS]
as ME (SPV)

[upon its accession, ASIAN DEVELOPMENT BANK]
as ADB

INTERNATIONAL FINANCE CORPORATION
as IFC

[upon its accession, MEEYAHTA DEVELOPMENT LIMITED]
as the Company

SHAREHOLDERS' AGREEMENT

in respect of Project Landmark



BERWIN LEIGHTON PAISNER

Berwin Leighton Paisner LLP
9 Raffles Place #24-01 Republic Plaza Singapore 048619

Contents

THIS SHAREHOLDERS AGREEMENT IS MADE BY WAY OF A DEED
DATED 12 JULY **2016**

PARTIES

(1) **FIRST MYANMAR INVESTMENT CO., LTD.**, a public company incorporated in Myanmar with registration number 159 of 1992-1993 whose registered office is at FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar ("**FMI**");

(2) **YOMA STRATEGIC HOLDINGS LTD.**, a public limited company organised and existing under the laws of Singapore with registration number 196200185E whose registered office is at 78 Shenton Way, #32-00, Singapore 079120 and whose shares are traded on the Singapore Stock Exchange ("**YSH**");

(3) **YOMA STRATEGIC INVESTMENTS LTD.**, a public limited company incorporated in Singapore with registered number 200410344H whose registered office is at 78 Shenton Way, #32-00, Singapore 079120 ("**YSIL**");

(4) **MITSUBISHI CORPORATION**, a publicly listed company incorporated in Japan with registered number 0100-01-008771 whose registered office is at 3-1, Marunouchi 2-chome, Chiyoda-ku, Tokyo, Japan ("**MC**");

(5) **MITSUBISHI ESTATE CO., LTD.**, a publicly listed company incorporated in Japan with registered number 0100-01-008774 whose registered office is at 6-1, Otemachi 1-chome, Chiyoda-ku, Tokyo, Japan ("**ME**"; and MC and ME, collectively the "**ME (SPV) Guarantors**"); and

(6) **INTERNATIONAL FINANCE CORPORATION**, an international organisation established by articles of agreement among its member countries ("**IFC**").

BACKGROUND

(A) FMI and YSIL desire to develop the Project on the Project Site and have invited MC and ME to invest in the Project. MC and ME are agreeable to invest in the Project through ME (SPV) and contribute their knowledge and expertise based on their experience on a number of large scale mixed-use development projects worldwide.

(B) MC and ME have agreed to enter into this Agreement to severally guarantee certain obligations of ME (SPV) that may arise under this Agreement.

(C) YSH has agreed to enter into this Agreement to guarantee certain obligations of YSIL under the Agreement.

(D) ADB and IFC shall each enter into the ADB Loan Agreement and IFC Loan Agreement respectively, and, subject to certain conditions being satisfied, are agreeable to provide funding for the Project based on the terms and conditions of the Finance Documents.

(E) The parties shall enter into the Subscription Agreements to subscribe for Shares and contribute Shareholder Loans as specified therein.

(F) The parties have agreed to enter into this Agreement in order to record the arrangements that they have agreed should apply to their participation in the Company and the Project.

(G) It is the intention of the parties that this Agreement be entered into as a deed,

notwithstanding the fact that a party may only execute this document under hand.

OPERATIVE PROVISIONS

1 **DEFINITIONS AND INTERPRETATION**

1.1 In this Agreement:

"**Acceptance Period**" has the meaning given to it in Clause 19.6.

"**Accepting Shareholders**" has the meaning given to it in Clause 19.8.

"**ADB**" means Asian Development Bank, a multilateral financial institution created pursuant to the agreement establishing the Asian Development Bank (the ADB Charter) with address at 6 ADB Avenue, Mandaluyong City 1550, Metro, Manila, Philippines.

"**ADB Form of Adherence**" means a deed substantially in the form set out in Schedule 12 (*ADB Form of Adherence*) under which ADB agrees to be bound in terms identical, so far as appropriate, to the terms of this Agreement.

"**ADB Loan Agreement**" means the Loan Agreement to be entered into between the Company and ADB.

"**ADB Policy**" means the Environmental Policy and ADB Sanctionable Practices attached hereto as Schedule 8 (*ADB Policy Rights*).

"**ADB Sanctionable Practice**" means any Corrupt Practice, Fraudulent Practice, Coercive Practice, Collusive Practice, Obstructive Practice, Money Laundering or Financing of Terrorism as those terms are defined in the ADB Policy attached hereto as Schedule 8 (*ADB Policy Rights*).

"**ADB Sanctions Lists**" means ADB's published and unpublished list of all persons who are ineligible for participating in projects financed by ADB.

"**Additional Put Trigger Event**", in relation to any Put Option Agreement, has the meaning given to it in the relevant Put Option Agreement.

"**Allocation Notice**" has the meaning given to it in Clause 19.9.

"**Annual Monitoring Report**" means an annual monitoring report in the form set out in Appendix 5 (Annual Monitoring Report).

"**Anti-Corruption Law**" means any Applicable Law of Singapore, Japan, Myanmar, the United Kingdom or the United States of America (including any (a) statute, ordinance, decree, rule or regulation; (b) order of any court, tribunal or any other judicial body; and (c) rule, regulation, guideline or order of any public body, or any other administrative requirement) which (i) prohibits the conferring of any gift, payment or other benefit on any person or any officer, employee, agent or adviser of such person; and/or (ii) has as its objective the prevention of bribery or corruption.

"**Applicable Law**" means all applicable statutes, laws, ordinances, rules and regulations, including but not limited to, any licence, permit or other governmental Authorisation, in each case as in effect from time to time.

"**Applicable S&E Law**" means all applicable statutes, laws, ordinances, rules and regulations of Myanmar, including without limitation, all Authorisations setting standards concerning environmental, social, labour, health and safety or security risks of the type contemplated by the Performance Standards or imposing liability for the breach thereof.

"**Articles**" means the memorandum and articles of association of the Company in the agreed form, which articles are to be submitted to the MIC for the amendment of the existing articles of association of the Company, or, if those are replaced or amended in accordance with this Agreement, the memorandum and articles of association of the Company as so replaced or amended.

"**Artificial Deadlock**" has the meaning given to it in Clause 14.19.

"**Associate**" means:

(a) (in relation to an individual):

(i) a relative that is that individual's issue, step-child, spouse, civil partner, brother, sister or parent; and

(ii) an entity which is, or may be, directly or indirectly controlled by that individual or a relative (as defined in (i) above) of that individual, or by two or more of them; and

(b) (in relation to any party other than an individual) a subsidiary or holding company of that entity, and any other subsidiary of any holding company of that entity.

"**Associated Infrastructure and Facilities**" means the Shared Infrastructure and the Peninsula Exclusive Infrastructure.

"**Associated Person**" means, in relation to a company, a person (including any employee, agent or subsidiary) who performs (or has performed) services for or on behalf of that company.

"**Auction Date**" has the meaning given to it in Clause 14.7.

"**Auction Notice**" has the meaning given to it in Clause 14.5.

"**Audit and Corporate Governance Committee**" has the meaning given to it in Clause 4.1.1.

"**Auditors**" means the auditors of the Company from time to time.

"**Authority**" means any national, supranational, regional or local government, or governmental, statutory, regulatory, administrative, fiscal, judicial, or government-owned body, department, commission, authority, tribunal, agency or entity, or central bank (or any person whether or not government owned and howsoever constituted or called, that exercises the functions of the central bank).

"**Authorisation**" means any consent, registration, filing, agreement, notarisation, certificate, licence, approval, permit, authority or exemption from, by or with any Authority, whether given by express action or deemed given by failure to act within any specified time period and all corporate, creditors' and shareholders' approvals or consents as may be required under Applicable Laws.

"**Bids**" has the meaning given to it in Clause 14.8.

"**Bid Price**" has the meaning given to it in Clause 14.8.

"**Big Four Accountancy Firms**" means PricewaterhouseCoopers, Deloitte, KPMG and Ernst & Young Global.

"**Board**" means the board of directors of the Company.

"**BOT Agreement**" means the build-operate-transfer agreement relating to the Master Lease between Myanma Railways of the Ministry of Rail Transportation (or any such successor governmental institution) and MIHL.

"**Budget**" means the financial projections and forecasts in relation to the Business (a) in the agreed form as amended from time to time and/or (b) adopted or approved from time to time, in accordance with this Agreement.

"**Business**" means the business in relation to the Project.

"**Business Day**" means a day (other than a Saturday or a Sunday) on which (a) IFC is open for general business in Washington, District of Columbia; (b) ADB is open for general business in Manila; and (c) banks are open for general business in Tokyo, Singapore, Yangon, New York and London.

"**Business Plan**" means the business plan for the Company (a) in the agreed form, as amended from time to time and/or (b) adopted or approved from time to time, in accordance with this Agreement.

"**Capital Contribution**" means:

(a) in respect of IFC, (i) all amounts contributed by IFC to subscribe for the Shares issued to it; and (ii) all amounts loaned by IFC by way of Shareholder Loans; and

(b) in respect of ADB, (i) all amounts contributed by ADB to subscribe for the Shares issued to it; and (ii) all amounts loaned by ADB by way of Shareholder Loans.

"**Certificate of Incorporation**" means a certificate of incorporation issued by the Company Registration Office within DICA, Ministry of National Planning and Economic Development pursuant to and in accordance with the MCA.

"**Chairman**" has the meaning given to it in Clause 3.11.

"**Change of Control**" means, in relation to a Shareholder, any change in the identity of the person having Control of such Shareholder.

"**Coercive Practice**" has the meaning set forth in Appendix 2 (Anti-Corruption Guidelines for IFC Transactions).

"**Collusive Practice**" has the meaning set forth in Appendix 2 (Anti-Corruption Guidelines for IFC Transactions).

"**Common Terms Agreement**" means the common terms agreement relating to the Project between, among others, IFC, ADB and the Company and entered into on or around the date hereof.

"**Company**" means a private limited company to be called Meeyahta Development Limited to be incorporated under the laws of Myanmar for the sole purpose of developing the Project.

"**Company Deed of Adherence**" means a deed substantially in the form set out in Schedule 11 (*Company Deed of Adherence*) under which the Company agrees to be bound in terms identical, so far as appropriate, to the terms of this Agreement.

"**Company Documents**" means:

(a) the MIC Permit;

(b) the Certificate of Incorporation;

(c) the Permit to Trade; and

(d) the Articles.

"**Company Operations**" means the existing and future operations, activities and facilities of the Company and its subsidiaries (including the design, construction, operations, maintenance, management and monitoring thereof as applicable).

"**Compromise Date**" has the meaning given to it in Clause 14.3.

"**Confidential Information**" means all information of any nature and in any form relating to any of the parties, including information held or stored in any relevant computer system or in electronic form or recorded on magnetic or other recordable media and all copies of such information in relation to the matters contemplated in this Agreement.

"**Conflicted Matter**" has the meaning given to it in Clause 16.2.

"**Continuing Shareholder Approval**" has the meaning given to it in Clause 19.6.

"**Continuing Shareholder Approval Period**" has the meaning given to it in Clause 19.6.

"**Continuing Shareholders**" has the meaning given to it in Clause 19.2.

"**Control**" means in relation to a Shareholder the ability of a person (or persons acting together) to secure, whether by contract, voting rights or otherwise, and whether directly or indirectly (including, without limitation, via one or more intermediate entities) that the affairs or management and policies of such Shareholder are conducted in accordance with the wishes of that person (or persons) and provided that in any event, the direct or indirect ownership of fifty per cent (50%) or more of the voting share capital of a person is deemed to constitute control of that person.

"**Corrupt Practice**" has the meaning set forth in Appendix 2 (Anti-Corruption Guidelines for IFC Transactions).

"**Court Election Notice**" has the meaning given to it in Clause 46.10.

"**Cut-Off Date**" has the meaning given to it in Clause 14.5.

"**Deadlock**" has the meaning given to it in Clause 14.1.

"**Deadlock Notice**" has the meaning given to it in Clause 14.4(b).

"**Deed of Adherence**" means a deed substantially in the form set out in Schedule 1 (*Deed of Adherence*) under which a transferee of Shares agrees to be bound in terms identical, so far as appropriate, to the terms of this Agreement.

"**Defaulting Shareholder**" has the meaning given to it in Clause 15.2.

"**Deficiency Loans**" means loans advanced to the Company by YSIL, FMI, YSH, ME (SPV), ME or MC pursuant to the Project Funds Agreement to meet an anticipated or actual shortfall in funds available to the Company.

"**DICA**" means Directorate of Investment and Company Administration in Myanmar.

"**Director**" means a director of the Company or, if the context requires, a director of a subsidiary of the Company, including, where applicable, his alternate director.

"**Disenfranchisement Notice**" has the meaning given to it in Clause 15.12.

"**Dispose**" means, in relation to Shares, Shareholder Loans or any other shares or assets:

(a) a sale, transfer, assignment, swap, surrender, gift, declaration of a trust over, or other disposal of, dealing with or creation of Encumbrance over, any legal or equitable interest in the Shares, Shareholder Loans or other shares or assets;

(b) to do any thing which has the effect of placing a person in substantially the same position as that person would have been in, had any of the things mentioned in paragraph (a) above been done; or

(c) to authorise, agree to or attempt to do any of the things mentioned in paragraph (a) or (b) above,

and "**Dispose**", "**Disposed of**" and "**Disposal**" shall be construed accordingly.

"**Disputing Shareholder**" has the meaning given to it in Clause 16.1(a).

"**Drag Rights**" means the rights given under Clause 22 (*Drag Rights*).

"**Encumbrance**" means any mortgage, pledge, charge, assignment, hypothecation, security interest, title retention, preferential right, option (including call commitment), trust arrangement, right of set-off, counterclaim or banker's lien, privilege or priority of any kind having the effect of security, any designation of loss payees or beneficiaries or any similar arrangement under or with respect to any insurance policy or any preference of one creditor over another arising by operation of law.

"**Environmental and Social Action Plan**" means the plan or plans developed by the Company, a copy of which is attached as Appendix 1 (Environmental and Social Action Plan), setting out the specific social and environmental measures to be

undertaken by the Company, to enable the Company's Operations to be undertaken in compliance with the Performance Standards.

"**Environmental and Social Requirements**" means the principles and requirements set out in Chapter V of the SPS and Section V of Schedule 8 (*ADB Policy Rights*) to this Agreement (*The Social Protection Requirements*).

"**Event of Default**" has the meaning given to it in Clause 15.1.

"**Expert**" means such independent investment bank or accountancy firm as the Shareholders may agree or failing agreement within ten Business Days of any of them requiring such agreement, as may be nominated on the request of any Shareholder by the President for the time being of the Court of Arbitration of the Singapore International Arbitration Centre (or in the event the President of the Court of Arbitration of the Singapore International Arbitration Centre is unable or unwilling to nominate, then by the Singapore International Mediation Centre).

"**Fair Market Value**" means the sum determined to be the fair value of the relevant Shares in accordance with the provisions of Clause 14.6.

"**Fair Market Value Determination Date**" has the meaning given to it in Clause 14.6.

"**FIL**" means the Myanmar Foreign Investment Law dated 2 November 2012, Ministry of National Planning and Economic Development Notification No. 11/2013 dated 31 January 2013, MIC Notification 11/2013 dated 31 January 2013, MIC Notification No. 26/2016 dated 24 March 2016 and any other regulations, rules, notifications and orders issued under the Foreign Investment Law 2012.

"**Final Option Notice**" has the meaning given to it in Clause 15.7.

"**Finance Documents**" means the IFC Loan Agreement, the ADB Loan Agreement and each of the documents designated as a 'Finance Document' under each of the IFC Loan Agreement and the ADB Loan Agreement.

"**Financing of Terrorism**" means the act of providing or collecting funds with the intention that they be used or in the knowledge that they are to be used, in order to carry out terrorist acts.

"**Floor Price**" has the meaning given to it in Clause 14.8(b).

"**Fraudulent Practice**" has the meaning set forth in Appendix 2 (Anti-Corruption Guidelines for IFC Transactions).

"**Fundamental Matter**" means:

(a) to the extent that either IFC or ADB hold any Shares, the matter or matters listed in Schedule 6 (*Fundamental Matters*) other than those matters that are also listed in Schedule 2 (*IFC/ADB Reserved Matters*) unless such matter has been approved by IFC and ADB pursuant to Clause 8 (*Reserved matters*); or

(b) if neither IFC nor ADB hold any Shares, the matter or matters listed in Schedule 6 (*Fundamental Matters*).

"**Group**" means the Company and its subsidiaries from time to time.

"**IFC/ADB Reserved Matters**" means those matters listed in Schedule 2 (*IFC/ADB Reserved Matters*).

"**IFC Loan Agreement**" means the Loan Agreement to be entered into between the Company and IFC.

"**Insolvency Event**" means in relation to a specified person, any of the following:

(a) it is unable to pay its debts when they are due or it becomes insolvent or is deemed to be insolvent under any statutory provision applicable to it in the relevant jurisdiction;

(b) any distress or execution is levied upon a material part of its assets and not discharged within 15 Business Days;

(c) a petition is presented and is not withdrawn or dismissed within 15 days, a winding up order is made or a resolution is passed for the winding up of it otherwise than for the purpose of a bona fide scheme of solvent amalgamation or reconstruction;

(d) it is the subject of an application for the appointment of a provisional liquidator or a provisional liquidator is appointed over it;

(e) a notice of intention to appoint an administrator or a notice of appointment of an administrator is filed in respect of it, or an administration application or an administration order is made in respect of it or an administrator is otherwise appointed over it;

(f) an administrative receiver or other receiver or manager is appointed over all or any of its assets;

(g) it or its board of directors proposes or enters into any composition or arrangement with or for the benefit of its creditors;

(h) it is dissolved or otherwise ceases to exist; or

(i) the equivalent of any of the events as described above occurs in relation to it under the laws of the relevant jurisdiction.

"**Interim Measures**" has the meaning given to it in Clause 46.8.

"**Japanese Unlawfulness Event**" means an event whereby it is unlawful for either MC or ME to invest in the Project.

"**Landmark Development Costs**" means costs incurred by or on behalf of the Company or MIHL on or before the Project Completion Date with respect to the development and construction of the Project (other than the financing costs, pre-opening expenses and working capital).

"**Lenders' Project Supervisor**" has the meaning given to it in the Common Terms Agreement.

"**LIBOR**" means, in relation to any amount owing, the applicable Screen Rate as at 11:00a.m. London time on the Quotation Day for the Dollar equivalent of that

amount owing for a three-month period, and if any such rate is below zero, LIBOR will be deemed to be zero.

"**Loans**" means the loans made available and due under the Finance Documents.

"**Local Nominee**" has the meaning given to it in Clause 15.16.

"**Major Shareholders**" means the Shareholders from time to time excluding ADB or IFC and "**Major Shareholder**" means any one of them.

"**Marketing Period**" has the meaning given to it in Clause 20.6.

"**Master Lease**" has the meaning given to it in Clause 2.2(a).

"**Material Adverse Effect**" means a material adverse effect on:

(a) the Company, its assets or properties including the Master Lease and the BOT Agreement;

(b) the Company's business prospects or financial condition;

(c) the implementation of the Project, the Budget or the carrying on of the Company's business or operations;

(d) MIHL's ability to comply with the Master Lease and the BOT Agreement;

(e) the Company's ability to comply with the relevant documentation pursuant to which it obtains the rights and assumes the obligations of MIHL under the Master Lease and the BOT Agreement;

(f) the ability of the Company to comply with its obligations under the MIC Permit, this Agreement or any other Transaction Documents to which it is a party; or

(g) the Company arising from any action taken by or requirement of the Ministry of Rail Transportation which impairs the value attributable to the Master Lease and the BOT Agreement.

"**MCA**" means the Myanmar Companies Act 1914.

"**ME (SPV)**" means the special purpose private limited company to be incorporated under the laws of Singapore and to be 100% jointly controlled by MC and ME for the sole purpose of investing in the Company and the Project and which will issue up to US$20,000,000 non-voting preference shares to Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development only, all other shares in the capital of the company being voting shares 100% legally and beneficially owned by MC and ME.

"**ME (SPV) Deed of Adherence**" means a deed substantially in the form set out in Schedule 10 (*ME (SPV) Deed of Adherence*) under which ME (SPV) agrees to be bound in terms identical, so far as appropriate, to the terms of this Agreement.

"**ME (SPV) Indemnified Party**" has the meaning given to it in Clause 27.1.

"**MIC**" means the Myanmar Investment Commission of Myanmar.

"**MIC Permit**" means (a) the application for a permit to build and operate the Project; (b) the decision in relation to such application; and (c) the permit issued by the MIC in response to such application in each case made or issued pursuant to and in accordance with the FIL.

"**MIHL**" means Meeyahta International Hotel Limited, a company incorporated under the laws of Myanmar with registered number 93 FC/1993-1994 and having its registered address at FMI Centre, 10th Floor, 380 Bogyoke Aung San Road, Pabedan Township, Yangon.

"**Minimum Return**" means such amount that would be equal to a multiple of:

(a) during the period prior to (and excluding) the Put Start Date, two point three (2.3); and

(b) on and after the Put Start Date, two point six (2.6),

times the Capital Contribution where such amount shall include as a return all dividends, interest and any other distributions received or entitled to be received by IFC and ADB on their Shares and under their respective Shareholder Loans in the period up to and including the date of listing of the Shares.

"**Money Laundering**" means:

(a) the conversion or transfer of property, knowing it is derived from a criminal offence, for the purpose of concealing or disguising its illegal origin or of assisting any person who is involved in the commission of the crime to evade the legal consequences of its actions;

(b) the concealment or disguise of the true nature, source, location, disposition, movement, rights with respect to, or ownership of, property knowing that it is derived from a criminal offence; or

(c) the acquisition, possession or use of property knowing at the time of its receipt that it is derived from a criminal offence.

"**Non-defaulting Shareholders**" has the meaning given to it in Clause 15.2.

"**Obstructive Practice**" has the meaning set forth in Appendix 2 (Anti-Corruption Guidelines for IFC Transactions).

"**Offer**" has the meaning given to it in Clause 19.5.

"**Offer Price**" has the meaning given to it in Clause 19.3(c).

"**Operations Report**" has the meaning given to that term in the Common Terms Agreement.

"**Option Notice**" has the meaning given to it in Clause 15.4.

"**Other Major Shareholders**" has the meaning given to it in Clause 22.1.

"**Peninsula Exclusive Infrastructure**" has the meaning given to it in the Common Terms Agreement.

"**Peninsula Project**" means the renovation and conversion of the building which constituted the former headquarters of The Burma Railway Company into a luxury hotel located on the Site.

"**Peninsula Site**" means the land on which the building which constituted the former headquarters of The Burma Railway Company is situated and any surrounding land area and improvements thereon that is closely associated with such property (as more particularly delineated on the map attached at Appendix 3 (Site Plan)), but for the avoidance of doubt, excluding the Peninsula Exclusive Infrastructure and the Shared Infrastructure.

"**Performance Standards**" means IFC's Performance Standards on Social & Environmental Sustainability, dated January 1, 2012, copies of which are available publicly on the IFC website at http://www.ifc.org/wps/wcm/connect/Topics_Ext_Content/IFC_External_Corporate_Site/IFC+Sustainability/Sustainability+Framework/Sustainability+Framework+-+2012/#PerformanceStandards.

"**Permit To Trade**" means the permit to trade issued by DICA pursuant to and in accordance with the MCA.

"**Permitted Transferee**" has the meaning given to it in Clause 18.1.

"**Physical Completion Date**" has the meaning given to that term in the Common Terms Agreement.

"**Pre-Emption Notice**" has the meaning given to it in Clause 19.2.

"**Prescribed Price**" means the sum determined to be the fair value of the relevant Shares in accordance with the provisions of Clause 15.6.

"**Prescribed Terms**" has the meaning given to it in Clause 19.3(d).

"**Progress Implementation Report**" has the meaning given to that term in the Common Terms Agreement.

"**Prohibited Activities**" means any activity which constitutes a prohibited investment activity under Appendix 5 (ADB Prohibited Investment Activities List) of the Safeguard Policy Statement.

"**Project**" means the development of a mixed-use complex with approximately 212,562 square metres of gross floor area on the Project Site comprising of: (a) two office towers; (b) one hotel and serviced apartment building; (c) one branded residential tower; (d) a retail podium; and (e) the Associated Infrastructure and Facilities, excluding the Peninsula Project.

"**Project Completion Date**" has the meaning given to that term in the Common Terms Agreement.

"**Project Expert**" means a member of the Project Expert Panel selected and appointed by a Shareholder in their absolute discretion in accordance with Clause 14.15.

"**Project Expert Matters**" means those matters listed in Schedule 5 (*Project Expert Matters*).

"**Project Expert Panel**" means the panel comprised of:

(a) (in respect of valuation and property sale issues and leasing issues), such person(s) as the Shareholders have agreed under Clause 2.1(b)(i); and

(b) (in respect of other areas or in the event that none of the above may be able or willing to act in respect of a particular matter) such person as may be nominated (on the application of either party) by the President for the time being of the Court of Arbitration of the Singapore International Arbitration Centre (or in the event the President of the Court of Arbitration of the Singapore International Arbitration Centre is unable or unwilling to nominate, then by the Singapore International Mediation Centre).

"**Project Funds Agreement**" means the project funds agreement relating to the Project to be entered into between the Company, YSIL, FMI, YSH, ME (SPV), ME, MC, IFC and ADB.

"**Project Site**" means the property at Bogyoke Aung San Road, Pabedan (as more particularly delineated on the map attached at Appendix 3 (Site Plan)), excluding the Peninsula Site.

"**Proportionate Entitlement**" has the meaning given to it in Clause 19.5.

"**Proposed Purchaser**" has the meaning given to it in Clause 19.2.

"**Put Option Agreements**" means the four separate agreements between (a) IFC and YSH; (b) IFC and FMI; (c) ADB and YSH; and (d) ADB and FMI in the agreed form under which ADB and IFC as the case may be have each been granted the right to put the Shares and the Shareholder Loans they hold to YSH or, in certain circumstances, to FMI.

"**Put Price**" has the meaning given to it in Clause 20.7(a).

"**Put Start Date**" has the meaning given to it in the Put Option Agreement between IFC and YSH;

"**Qualifying IPO**" means the public offering of all or any part of any class of equity securities of the Company (or a new holding company created for the purposes of being a successor or listing vehicle of the Company) that results in a listing of such class of equity securities on an agreed stock exchange, whether effected by way of an offer for sale, a new issue of shares, an introduction, placing or otherwise where:

(a) following such listing the percentage of the then issued and outstanding equity securities of the Company (or new holding company, as the case may be) that will be tradable on the exchange shall be at least the minimum free float percentage required by the relevant stock exchange;

(b) the offer price of the relevant securities upon such listing is such that the value of ADB's and IFC's shareholding is (on the basis of such offer price) an amount at least equal to the Minimum Return;

(c) each of the Shareholders shall have the right (but not the obligation) to participate in such public offering save that in the event of competition among Shareholders to include their Shares in such public offering, IFC and ADB shall have the right to include all of their Shares in such public

offering and the Major Shareholders' right to participate in such public offering shall be limited to an amount pro rata to their Shareholding Percentages; and

(d) upon completion of the public offering, the Shares held by ADB and IFC are freely tradable (other than lock-up periods required by regulatory or listing rules in connection with the public offering).

"**Registered Office**" means the registered office of the Company and its subsidiaries from time to time.

"**Related Party**" means any person:

(a) that holds, directly or indirectly, a material interest in the Company or any of its subsidiaries;

(b) in which the Company or any of its subsidiaries holds a material interest;

(c) that is otherwise an Associate of the Company;

(d) who serves (or has within the past twelve (12) months served) as a director, officer or employee of the Company; or

(e) who is a member of the family of any individual included in any of the foregoing.

For the purpose of this definition, "**material interest**" shall mean a direct or indirect ownership of shares representing more than five percent (5%) of the outstanding voting power or equity of the Company or any of its subsidiaries.

"**Relevant Proportion**" means the proportion which the aggregate of the number of Sale Shares bears to the total number of Shares registered in the name(s) of the Selling Shareholder(s).

"**Remaining Seller's Shares**" has the meaning given to it in Clause 19.8.

"**Reserved Matter Additional Put Trigger Event**" has the meaning given to it in Clause 14.21.

"**Restricted Shares**" has the meaning given to it in Clause 15.12.

"**Restricted Transferee**" means any person that is:

(a) listed on, or directly or indirectly owned or controlled by a person listed on, a Sanctions List; or

(b) a government of a Sanctioned Country; or

(c) an agency or instrumentality of, or an entity directly or indirectly owned or controlled by, a government of a Sanctioned Country; or

(d) resident or located in, operating from, or incorporated under the laws of, a Sanctioned Country; or to the reasonable knowledge of the Company or Major Shareholders (acting with due care and enquiry), otherwise a target of Sanctions; or

(e) listed on, or directly or indirectly owned or controlled by a person listed on, the World Bank Listing of Ineligible Firms; or

(f) listed on, or directly or indirectly owned or controlled by a person listed on, the ADB Sanctions Lists; or

(g) any party that has not completed IFC's and ADB's policy and 'know your customer' or 'AML' requirements.

"**ROFO Notice**" has the meaning given to it in Clause 20.1.

"**ROFO Seller**" has the meaning given to it in Clause 20.1.

"**ROFO Shares**" has the meaning given to it in Clause 20.1.

"**Rules**" has the meaning given to it in Clause 46.5.

"**Safeguards and Social Documents**" has the meaning set forth in the ADB Policy attached hereto as Schedule 8 (*ADB Policy Rights*).

"**Safeguards and Social Provisions**" means (a) the Environmental and Social Requirements; (b) the Safeguards and Social Documents; (c) the Social Protection Requirements; and (d) the Applicable Laws pertaining to the Project relating to labour, protection of the environment, pollution, health and safety, and including any Authorisation issued under any such Applicable Laws as those terms are defined herein and interpreted in accordance with the ADB Policy attached hereto as Schedule 8 (*ADB Policy Rights*).

"**Safeguard Policy Statement**" (or "**SPS**") means ADB's Safeguard Policy Statement (2009).

"**Sale Shares**" has the meaning given to it in Clause 21.1.

"**Sanctionable Practice**" means any Corrupt Practice, Fraudulent Practice, Coercive Practice, Collusive Practice or Obstructive Practice as those terms are defined herein and interpreted in accordance with the Anti-Corruption Guidelines attached to this Agreement as Appendix 2 (Anti-Corruption Guidelines for IFC Transactions).

"**Sanctioned Country**" means any country or other territory that is subject to any comprehensive or country-wide Sanctions which go beyond imposing restrictions on individuals or entities and restrict or limit dealings with the country or its government institutions in general, for the avoidance of doubt which as at the date of this Agreement excludes Myanmar.

"**Sanctions**" means economic or financial sanctions or trade embargoes imposed, administered or enforced from time to time by any Sanctions Authority.

"**Sanctions Authority**" means

(a) the United States of America;

(b) the United Nations Security Council;

(c) the European Union;

(d) the United Kingdom;

(e) the respective governmental institutions of any of the foregoing including Her Majesty's Treasury, the Office of Foreign Assets Control of the United States of America Department of the Treasury, the United States of America Department of Commerce, the United States of America Department of State and any other agency of the government of the United States of America; or

(f) any other authority deemed applicable to IFC or ADB.

"**Sanctions List**" means any of the lists of specifically designated nationals or designated or sanctioned individuals or entities (or equivalent) issued by any Sanctions Authority, each as amended, supplemented or substituted from time to time.

"**Seller**" has the meaning given to it in Clause 19.2.

"**Seller's Shares**" has the meaning given to it in Clause 19.3(b).

"**Selling Shareholder(s)**" has the meaning given to it in Clause 21.1.

"**Shared Infrastructure**" has the meaning given to it in the Common Terms Agreement.

"**Shareholder Loans**" means any loans extended by the Shareholders to the Company but excluding any loans granted by IFC and ADB under the Finance Documents.

"**Shareholders**" means the holders of the Shares in the Company from time to time and "**Shareholder**" shall mean any one of them.

"**Shareholding Percentage**" means, in relation to a Shareholder, the total number of issued Shares registered in the name of that Shareholder in the Company's register of members expressed as a percentage of all the issued Shares.

"**Share Retention Agreement**" has the meaning given to it in the Common Terms Agreement.

"**Shares**" means the issued and ordinary shares in the capital of the Company.

"**Shell Bank**" means a bank incorporated in a jurisdiction in which it has no physical presence and which is not an Associate of a regulated bank or a regulated financial group.

"**SIAC**" has the meaning given to it in Clause 46.5.

"**Singapore GAAP**" means Singapore generally accepted accounting principles.

"**Site**" means the Peninsula Site and the Project Site (as more particularly delineated on the map attached in Appendix 3 (Site Plan)).

"SMC" has the meaning given to it in Clause 14.4(a).

"**SPA**" means Serge Pun & Associates (Myanmar) Limited, a company incorporated in Myanmar with its registered address at 10th Floor, FMI Centre, 380 Bogyoke Aung San Street, Pabedan Township, Yangon, Myanmar.

"**Specified International Finance Institutions**" means the African Development Bank, the European Bank for Reconstruction and Development, the Inter-American Development Bank Group and the World Bank Group.

"**Subscription Agreements**" means the separate subscription agreements entered into by the Company and each Shareholder in the agreed form pursuant to which the respective Shareholders agree to subscribe for Shares in and advance Shareholder Loans to the Company.

"**Supermajority Matters**" means:

(a) to the extent IFC or ADB hold any Shares, those matters listed in Schedule 3 (*Supermajority Matters*) other than those matters that are also listed in Schedule 2 (*IFC/ADB Reserved Matters*) unless such matter has been approved by IFC and ADB pursuant to Clause 8 (*Reserved matters*); or

(b) if neither IFC nor ADB hold any Shares, those matters listed in Schedule 3 (*Supermajority Matters*).

"**Super-Reserved Matters**" means:

(a) to the extent IFC or ADB hold any Shares, those matters listed in Schedule 4 (*Super-Reserved Matters*) other than those matters that are also listed in Schedule 2 (*IFC/ADB Reserved Matters*) unless such matter has been approved by IFC and ADB pursuant to Clause 8 (*Reserved matters*); or

(b) if neither IFC nor ADB hold any Shares, those matters listed in Schedule 4 (*Super-Reserved Matters*).

"**Surviving Provisions**" means this Clause 1 (*Definitions and interpretation*), Clause 30 (*Non-disclosure of information*), Clause 32 (*Consents*), Clause 33 (*Further assurance*), Clause 34 (*No partnership*), Clause 36 (*Third party rights*), Clause 37 (*Costs*), Clause 38 (*Waiver*), Clause 39 (*Variations*), Clause 40 (*Invalidity*), Clause 41 (*Entire agreement*), Clause 43 (*Communications*), Clause 44 (*Counterparts*) Clause 45 (*Governing law*), Clause 46 (*Dispute resolution*) and Clause 47 (*Service of process*).

"**Tag Notice**" has the meaning given to it in Clause 21.1.

"**Tag Offer**" has the meaning given to it in Clause 21.2.

"**Tag Rights**" means the right given under Clause 21 (*IFC/ADB* Tag Rights).

"**Transaction Documents**" has the meaning given to it in the Common Terms Agreement.

"**Transfer Clauses**" has the meaning given to it in Clause 23.1.

"**Winning Bid**" has the meaning given to it in Clause 14.14.

"**World Bank Group**" refers to the International Bank for Reconstruction and Development, the International Development Association, IFC, the Multilateral Investment Guarantee Agency, and the International Centre for Settlement of Investment Disputes.

"**World Bank Listing of Ineligible Firms**" means the list, as updated from time to time, of persons or entities ineligible to be awarded a World Bank Group-financed contract or otherwise sanctioned by the World Bank Group sanctions board for the periods indicated on the list because they were found to have violated the fraud and corruption provisions of the World Bank Group anti-corruption guidelines and policies. The list may be found at http://www.worldbank.org/debarr or any successor website or location.

"**YSH Indemnified Party**" has the meaning given to it in Clause 28.1.

"**YSIL Offer Notice**" has the meaning given to it in Clause 20.2.

"**YSIL Offer Period**" has the meaning given to it in Clause 20.4.

"**YSIL Shareholder Approval**" has the meaning given to it in Clause 20.3.

"**YSIL Shareholder Approval Period**" has the meaning given to it in Clause 20.3.

1.2 In this Agreement, unless otherwise stated, reference to:

(a) a document being "**in the agreed form**" is to that document in the form approved and for identification purposes signed or initialled by or on behalf of each of the parties to this Agreement;

(b) a statute or statutory provision includes a reference to:

(i) any statutory amendment, consolidation or re-enactment of it to the extent in force from time to time;

(ii) all orders, regulations, instruments or other subordinate legislation (as defined in section 21(1) of the Interpretation Act 1978) or orders from time to time made under it to the extent in force; and

(iii) any statute or statutory provision of which it is an amendment, consolidation or re-enactment.

1.3 A person includes a legal or natural person, partnership, association, trust, company, corporation, joint venture, government, state or agency in the state or other body.

1.4 Any reference to a governmental, local governmental, regulatory or administrative authority or agency includes its successors.

1.5 A Clause, Sub-Clause or Schedule or Appendix or Attachment is a reference to a clause, sub-clause of, or schedule, appendix or attachment to, this Agreement and a reference to this Agreement includes its Schedules, Appendices and Attachments.

1.6 In relation to references to "**subsidiaries**" and "**holding companies**", a company is a "**subsidiary**" of another company (its "**holding company**") if that other company, directly or indirectly, through one or more subsidiaries:

(a) holds a majority of the voting rights in it;

(b) is a member or shareholder of it and has the right to appoint or remove a majority of its board of directors or equivalent managing body;

(c) is a member or shareholder of it and Controls alone, or pursuant to an agreement with other shareholders or members, a majority of the voting rights in it; or

(d) has the right to exercise a dominant influence over it, for example by having the right to give directions with respect to its operating and financial policies, with which directions its directors are obliged to comply.

1.7 In this Agreement the interpretation of general words shall not be restricted by words indicating a particular class or particular examples.

1.8 The headings in this Agreement are for ease of reference only and are to be ignored when interpreting this Agreement.

2 RIGHTS AND OBLIGATIONS

2.1 Subject to Clause 2.2 to 2.5, the rights and obligations of each party under this Agreement are conditional upon:

(a) the following being in the agreed form:

(i) the Articles;

(ii) the Budget;

(iii) the Business Plan;

(iv) the Put Option Agreements; and

(v) the Subscription Agreements;

(b) the following having been agreed on by the Shareholders:

(i) the members of the Project Expert Panel; and

(ii) the Registered Office of the Company;

(c) the entry into the ADB Form of Adherence whereby ADB becomes a party to this Agreement;

(d) each of ADB, FMI, IFC, ME (SPV) and YSIL holding Shares pursuant to a subscription for Shares by each of them under the relevant Subscription Agreement;

(e) the entry by MIHL into an agreement in a form acceptable to IFC whereby MIHL agrees to adhere to the policy covenants in Schedule 7 (*IFC Policy Rights*);

(f) the entry by MIHL into an agreement in a form acceptable to ADB whereby MIHL agrees to adhere to the policy covenants in Schedule 8 (*ADB Policy Rights*); and

(g) the entry by MIHL into an agreement in a form acceptable to IFC and ADB pursuant to which MIHL agrees to comply with the restrictions in relation to its activities as described in Clause 2.5(d).

2.2 For the avoidance of doubt, the rights and obligations of each party under this Agreement are conditional on the satisfaction of the conditions precedent under each relevant Subscription Agreement and the subsequent holding of at least a Share by each relevant subscriber, which conditions precedent shall include the following:

(a) entry by Myanma Railways of the Ministry of Rail Transportation (or any such successor governmental institution) and MIHL into a lease extension in respect of the land for the Project for a duration of at least 50 years commencing from 1 January 1998 plus renewals as applicable under the relevant laws (the "**Master Lease**") and the BOT Agreement;

(b) entry by the Company and MIHL into such documentation as is acceptable to each of YSIL, FMI, MC, ME, IFC and ADB pursuant to which such rights and obligations of MIHL under the Master Lease and the BOT Agreement are transferred to the Company; and

(c) the Company having received a permit from the MIC issued pursuant to the FIL granting the Company rights thereunder, a Registration Certificate issued pursuant to the MCA and a Permit to Trade issued pursuant to the MCA (each valid for at least five years) from the DICA, each in a form and substance satisfactory to each of YSIL, FMI, YSH, ME, MC, IFC and ADB including, but not limited to, in respect of the right to carry on the Project, lease land, borrow, grant security, pay and repay amounts owed to creditors of the Company, to remit funds offshore, to pay dividends and to take and repay shareholder loans, and

in the event that the conditions set out in Clauses 2.2(a) and 2.2(b) above are not satisfied or (where applicable) waived in writing by each party by 31 December 2016 (or such later date as the parties may mutually agree to extend in writing), then this Agreement shall terminate and no party shall have any claim under this Agreement.

2.3 MC and ME agree that, notwithstanding that the condition in Clause 2.1(d) will not have been satisfied, upon the obtaining of the MIC Permit by the Company:

(a) MC and ME shall incorporate ME (SPV) and cause ME (SPV) to enter into the ME (SPV) Deed of Adherence whereby ME (SPV) becomes a party to this Agreement; and

(b) ME (SPV) shall be jointly controlled by MC and ME and MC and ME will each exercise all powers available to them as shareholders of ME (SPV) to procure that ME (SPV) complies with its obligations under this Agreement. For the avoidance of doubt, a party's failure to exercise all powers available to it as a shareholder of ME (SPV) as required in this clause 2.3(b) shall not release the other party from its obligations to so exercise its powers as a shareholder of ME (SPV).

2.4 The parties hereby acknowledge and agree that it is contemplated that the first subscription of the Shares by each of YSIL, FMI, ME (SPV), IFC, and ADB is to occur simultaneously and in the event that the first subscription of the Shares does not occur on or before 30 June 2017 (or such other date that the parties may mutually agree to extend in writing), then this Agreement shall terminate and no party shall have any claim under this Agreement.

2.5 Notwithstanding that the condition in Clause 2.1(d) may not have been satisfied, FMI and YSIL agree to:

(a) use their reasonable best endeavours to assist the Company to make all necessary submissions and applications for purposes of obtaining any and all governmental Authorisations as set out in the relevant Subscription Agreement that FMI and YSIL are a party to;

(b) upon the obtaining of the MIC Permit by the Company, cause the Company to enter into the Company Deed of Adherence whereby the Company becomes a party to this Agreement;

(c) procure that MIHL (i) transfers its rights under the Master Lease and the BOT Agreement to the Company in accordance with Clause 2.2(b) and (ii) novates to the Company pursuant to documentation in a form acceptable to IFC, ADB, MC, ME, FMI and YSIL any agreements entered into by MIHL on behalf of the Company in relation to the Project; and

(d) procure that MIHL shall not, for as long as it is connected with the Project through the Master Lease and the BOT Agreement, carry out any activities other than those relating to the Master Lease and the BOT Agreement, the Project and/or the Peninsula Project (save that MIHL may carry out activities in relation to the management and operation of the FMI Centre building located at 380 Bogyoke Aung San Road, Pabedan Township, Yangon prior to its demolition as contemplated under the Project).

3 DIRECTORS

3.1 The number of Directors in the Board shall consist of at least seven (7) Directors but not more than eight (8) Directors unless otherwise agreed by the Major Shareholders.

3.2 Each Shareholder shall be entitled at any time and from time to time to appoint and maintain in office one Director for every twelve per cent. (12%) comprised in its Shareholding Percentage.

3.3 Subject to Clause 3.5, the Board shall initially comprise of:

(a) four (4) Directors to be nominated by YSIL;

(b) two (2) Directors to be nominated by ME (SPV); and

(c) one (1) Director to be nominated by FMI.

3.4 Each Major Shareholder shall vote its shares at a meeting of Shareholders and shall procure that its nominees to the Board at a meeting of the Board exercise their rights of management control for the purpose of (a) filling the positions on the Board and/or (b) to give effect to the other provisions of this Clause 3 (*Directors*) where under the MCA approval from the Shareholders or the Board are required to

give effect to such provision, in such manner so as to ensure that it will result in (i) the appointment or removal of the nominees of the Shareholders to the Board as set forth in this Agreement and (ii) the provisions of this Clause 3 (*Directors*) as set forth in this Agreement are given effect.

3.5 If at any time the Shareholding Percentages of any one or more of the Shareholders shall vary, the number of Directors that the Shareholders shall each be entitled to appoint pursuant to Clause 3.2 shall be appropriately adjusted in accordance with such Clause.

3.6 For the purposes of this Clause, FMI and YSIL shall be entitled to aggregate their Shareholding Percentages in determining the number of Directors they shall be entitled at any time and from time to time to nominate and have appointed and maintain in office.

3.7 In the event of any reduction in a Shareholder's Shareholding Percentage such that the number of Directors appointed pursuant to a nomination by such Shareholder exceeds its entitlement under Clause 3.2, such Shareholder shall remove, or procure the resignation of, the relevant number of its appointee(s) as Director.

3.8 The appointment or removal of a Director (including an alternate) will be effected in accordance with the MCA where applicable and Clause 3.4 shall have effect. Any Shareholder(s) proposing the removal from office of a Director nominated by it shall be responsible for and shall indemnify the other Shareholders and the Company from and against any loss, liability or cost that any of them suffers or incurs as a result of or in connection with a claim by the Director for unfair or wrongful dismissal.

3.9 A Director may, by giving notice in writing to the Board and the Shareholders who did not nominate him, appoint another person to be his alternate and may, in the same way, remove an alternate appointed by him, provided that if the MCA imposes additional conditions for such appointment or removal, Clause 3.4 and Clause 3.8 shall have effect. An alternate is entitled to receive notice of all meetings of the Board (including the relevant committee meetings) and attend and vote as such at any meeting at which the Director appointing him is not personally present and generally, in the absence of his appointor, to do all the things which his appointor is authorised or empowered to do.

3.10 To the extent permitted under Applicable Law, a Director may appoint any other Director, to be the proxy of that Director to attend and vote on his behalf, in accordance with instructions given by that Director, at a meeting or meetings of the Directors which that Director is unable to attend personally. The instrument appointing the proxy shall be in writing under the hand of the appointing Director and shall be in any usual or common form or such other form as the Directors may approve, and must be lodged with the Chairman at which such proxy is to be used, or first used, prior to the commencement of the meeting.

3.11 Each of FMI and YSIL jointly on one hand and ME (SPV) on the other hand, shall have the right for alternate successive periods of one year, to nominate one of the Directors appointed by them to be the chairman of the Company (the "**Chairman**"), and the Chairman shall hold office for one year from the date of his appointment. If the Chairman is unable to attend a meeting of the Board or a meeting of the members of the Company, the Shareholder(s) who nominated him shall be entitled to nominate another Director or person to act as Chairman in his place at the meeting of the Board and the Shareholders respectively.

3.12 The first Chairman shall be nominated by FMI and YSIL and such nominee shall be the Chairman until the Project Completion Date, provided always that the Chairman shall not do or perform any legally binding or official action or directly or indirectly commit or bind the Company to any legal or official action in relation to the business or affairs of the Company except within the scope of any express authority granted by the Shareholders and/or the Board (as applicable).

3.13 In the case of an equality of votes at a meeting of the Board or at a meeting of the members of the Company, the Chairman shall not have a second or casting vote.

3.14 Subject to Clause 7 (*Reporting and policy covenants*), unless otherwise agreed by Shareholders holding in the aggregate not less than 75% of the Shareholding Percentage:

(a) meetings of the Board shall be held at least once every quarter;

(b) meetings of the Board shall be held at the Registered Office;

(c) no meeting of the Board may be convened on notice of less than ten Business Days;

(d) an agenda identifying in reasonable detail matters to be discussed by the Board at the meeting and any relevant documents shall be distributed concurrently with the circulation of the notice of the meeting to all Directors and their alternates and to all Shareholders and matters not set out in such agenda shall not be discussed or decided upon by the Board unless agreed jointly by all the Directors; and

(e) each Director shall receive a copy of the minutes of each meeting within ten Business Days of the meeting.

3.15 The quorum for the transaction of business at meetings of the Board shall be any six (6) Directors attending in person or by his alternate or by his proxy.

3.16 Decisions of the Board shall be decided by simple majority vote by show of hands where each Director (or his alternate or proxy) shall have one vote.

3.17 If a quorum is not present within an hour from the time set for a meeting of the Board or if during the meeting a quorum ceases to be present, the Company shall immediately give notice by facsimile transmission and email to the Shareholders and the meeting shall be adjourned to the second Business Day after the date set for the meeting at the same time and place. If at the adjourned meeting a quorum is not present within an hour from the time set for the meeting or if during the meeting a quorum ceases to be present, the quorum at that meeting shall be any Director.

3.18 A resolution in writing signed by all of the Directors for the time being or their alternates shall be as valid and effectual as if it had been a resolution passed at a meeting of Directors duly convened and held. Any such resolution may consist of several documents in like form, each signed by one or more of the Directors. The expressions "**in writing**" and "**signed**" include approval by confirmed facsimile or electronic transmission.

3.19 The Directors may participate in a meeting of the Directors by means of a conference telephone or a video conference telephone or similar communications equipment by which all persons participating in the meeting are able to hear and be heard by all other participants without the need for a Director to be in the

physical presence of another Director(s) and participation in the meeting in this manner shall be deemed to constitute presence in person at such meeting. The Directors participating in any such meeting shall be counted in the quorum for such meeting and subject to there being a requisite quorum at all times during such meeting, all resolutions agreed by the Directors in such meeting shall be deemed to be as effective as a resolution passed at a meeting in person of the Directors duly convened and held. A meeting conducted by means of a conference telephone or a video conference telephone or similar communications equipment as aforesaid is deemed to be held at the place agreed upon by the Directors attending the meeting, provided that at least one of the Directors present at the meeting was at that place for the duration of the meeting.

3.20 The Board shall procure that within 15 days after a meeting of the Board or the passing of a resolution in writing, it shall deliver to each Shareholder copies of the written resolutions duly passed or the minutes of the Board meeting reflecting the resolutions passed at the meeting of the Board.

3.21 The provisions of this Clause 3 (*Directors*) shall apply to the board of directors of each subsidiary of the Company in the same way as they do to the Board and references within this Clause 3 (*Directors*) to the Board shall in that context be read as references to the board of directors of the relevant subsidiary.

4 THE COMMITTEES

4.1 Audit and Corporate Governance Committee

4.1.1 There shall be a standing committee of the Board called the audit and corporate governance committee (the "**Audit and Corporate Governance Committee**"). The Audit and Corporate Governance Committee shall:

(a) review the financial statements of the Group and the consolidated financial statements of the Group before publication and, as necessary, take advice to be assured that the principles and policies adopted comply with statutory requirements and with the best practices in accounting standards;

(b) consult with the Auditors (and, if any, internal auditors) regarding the extent of their work and review with them all major points arising from the Auditor's management letters and the response thereto;

(c) seek to satisfy itself that the internal control and compliance environment within the Group and its subsidiaries is adequate and effective; and

(d) recommend to the Board the appointment and level of remuneration of the Auditors.

4.1.2 It is hereby agreed that the Audit and Corporate Governance Committee shall be formed as soon as the Board is established and shall initially be comprised of all the current Directors of the Board but that within one year of registration of the Company the Audit and Corporate Governance Committee shall consist of four directors, at least one (1) of whom shall be appointed by ME (SPV).

4.1.3 The Audit and Corporate Governance Committee shall act by simple majority vote by show of hands where each member shall have one vote.

4.1.4 The Chairman may, and if so requested by any member of the Audit and Corporate Governance Committee shall, convene meetings of the Audit and Corporate

Governance Committee provided that each member of the Audit and Corporate Governance Committee shall be given not less than ten Business Days' notice of a proposed meeting, and further provided that the Audit and Corporate Governance Committee shall meet as often as its role and responsibilities reasonably require and at least once per annum.

4.1.5 The Chairman shall procure that the Audit and Corporate Governance Committee is kept properly informed and receives all relevant information in a timely manner, to enable full and proper consideration of all matters within its remit. The Chairman will procure that all employees of and advisers to the Group will cooperate with the Audit and Corporate Governance Committee and provide it with any information it requires for the purposes set out in Clause 4.1.1.

4.1.6 The Audit and Corporate Governance Committee may invite such officer, Director, employee of, or adviser to, the Group to attend a meeting of the Audit and Corporate Governance Committee (or any part of it) as it may determine.

4.1.7 The Audit and Corporate Governance Committee may obtain independent legal or other professional advice on any matter within its terms of reference. The Company will make such reasonable funds available to enable the Audit and Corporate Governance Committee to take such legal or other advice which the Audit and Corporate Governance Committee reasonably believes it necessary to obtain.

4.1.8 For the avoidance of doubt, notwithstanding the terms of reference set out in Clause 4.1.1, any matter which is an IFC/ADB Reserved Matter or a Supermajority Matter shall be subject to the approvals in Clause 8 (*Reserved matters*). If any member of the Audit and Corporate Governance Committee requests that any matter be tabled before a meeting of the Board, the Shareholders shall, as soon as reasonably practicable having regard to the matter concerned, convene a meeting of the Board for the purposes of deciding on the resolution which was intended to have been passed by the Audit and Corporate Governance Committee.

4.2 **Project Management Committee**

4.2.1 There shall be a further standing committee of the Board called the project management committee which shall comprise of six (6) members who shall be nominated as follows:

(a) Four (4) individual members nominated by YSIL and FMI; and

(b) Two (2) individual members nominated by ME (SPV),

(the "**Project Management Committee**").

4.2.2 The Project Management Committee shall among other things:

(a) review the terms, scope and form of appointment and fee basis of any architects, quantity surveyors, structural engineers, engineers, planning supervisors, project managers, letting agents, public relationship agents, managing agents, rent review/lease review consultants and any termination thereof or material variation thereto;

(b) where any material development of the Project has been agreed on in writing and commenced:

(i) review the terms of and any material amendments, supplementation or variation from time to time of any project documents relating to the development, including, but not limited to:

(A) any development programme;

(B) any base specifications;

(C) any financial appraisal;

(D) any viability summary statement;

(E) external elevations;

(F) treatment of external surfaces;

(G) interior design of mall, public spaces, shop plan layouts, car park design; and

(H) cash flow;

(ii) review the terms, scope and form of appointment and fee basis of any contractors (including warranty, parent company guarantee and/or bond provisions) and any termination thereof or material variation thereto;

(c) coordinate and liaise with the Lenders' Project Supervisor and/or the project manager for the Peninsula Project where necessary; and

(d) review project budget and monitor implementation schedules, review key contracts to ensure they are on arms' length and competitive terms, review/approve cost overruns and need for deficiency funding for board approval.

4.2.3 The quorum for the Project Management Committee shall be any three (3) members which shall include at least one (1) member appointed by ME (SPV).

4.2.4 The Project Management Committee shall act by simple majority vote by show of hands where each member shall have one vote.

4.2.5 The Chairman may, and if so requested by any member of the Project Management Committee shall, convene meetings of the Project Management Committee provided that each member of the Project Management Committee shall be given not less than ten Business Days' notice of a proposed meeting, and further provided that the Project Management Committee shall meet as often as its role and responsibilities reasonably require and at least once per quarter.

4.2.6 The Chairman shall procure that the Project Management Committee is kept properly informed and receives all relevant information in a timely manner, to enable full and proper consideration of all matters within its remit. The Chairman will procure that all employees of and advisers to the Group will cooperate with the Project Management Committee and provide it with any information it requires for the purposes set out in Clause 4.2.2.

4.2.7 The members of the Project Management Committee may invite such officer, Director, employee of, or adviser to, the Group to attend a meeting of the Project Management Committee (or any part of it) as it may determine.

4.2.8 For the avoidance of doubt, notwithstanding the terms of reference set out in Clause 4.2.2, any IFC/ADB Reserved Matter or a Supermajority Matter shall be subject to the approvals in Clause 8 (*Reserved matters*). If any member of the Project Management Committee requests that any matter be tabled before a meeting of the Board, the Shareholders shall, as soon as reasonably practicable having regard to the matter concerned, convene a meeting of the Board for the purposes of deciding on the resolution which was intended to have been passed by the Project Management Committee.

5 SHAREHOLDERS

5.1 Unless longer notice is required by law, each Shareholder shall be entitled to receive not less than 21 days' written notice of all general meetings (or such shorter period of notice in respect of any particular meeting as may be unanimously agreed by all of the Shareholders) specifying the date, time and place of the meeting and the business to be transacted thereat which shall be described in reasonable detail. Matters not set out in such notice shall not be discussed or decided upon at a general meeting unless agreed jointly by all the Shareholders.

5.2 No business shall be transacted at a general meeting unless a quorum is present. The quorum for any general meeting for the Company will be such number of Shareholders (present in person or by proxy or by a duly authorised corporate representative) representing in the aggregate at least 75% of the Shareholding Percentage. In the event that a quorum is not present at the appointed time, the general meeting shall be adjourned to the day falling five Business Days after the date set for the meeting at the same time and place and at least three days' notice shall be given to the Shareholders in relation to such adjourned meeting. The quorum at such adjourned meeting and throughout such meeting shall be such number of Shareholders representing in the aggregate at least 50% of the Shareholding Percentage.

5.3 The Shareholders may participate in a general meeting of the Company by means of a conference telephone or a video conference telephone or similar communications equipment by which all persons participating in the general meeting of the Company are able to hear and be heard by all other participants without the need for a Shareholder to be in the physical presence of another Shareholder(s) and participation in the general meeting of the Company in this manner shall be deemed to constitute presence in person at such general meeting of the Company. The Shareholders participating in any such general meeting of the Company shall be counted in the quorum for such general meeting of the Company and subject to there being a requisite quorum at all times during such general meeting of the Company, all resolutions agreed by the Shareholders in such general meeting of the Company shall be deemed to be as effective as a resolution passed at a general meeting of the Company in person of the Shareholders duly convened and held. A general meeting of the Company conducted by means of a conference telephone or a video conference telephone or similar communications equipment as aforesaid is deemed to be held at the place agreed upon by the Shareholders attending the general meeting of the Company, provided that at least one of the Shareholders present at the general meeting of the Company was at that place for the duration of the general meeting of the Company.

5.4 Subject to any approvals required under Clause 8 (*Reserved matters*) and additional requirements specified under Applicable Law, all Shareholder decisions shall be approved or passed by simple majority vote and on the basis that each Share held will carry one vote. For avoidance of doubt, voting shall always be undertaken by means of a poll and not on a show of hands.

5.5 Subject to any approvals required under Clause 8 (*Reserved matters*) and additional requirements specified under the MCA, a resolution in writing signed by Shareholders collectively representing at least 75% of the issued Shares shall be as valid and effectual as if it had been a resolution passed at a general meeting of the Company duly convened and held. Any such resolution may consist of several documents in like form, each signed by one or more of the Shareholders. The expressions "in writing" and "signed" include approval by confirmed facsimile or electronic transmission.

5.6 All resolutions in writing of the Shareholders must be circulated to all Shareholders at the same time (together with the information required to make a fully-informed decision with respect to such resolution). If a Shareholder or Shareholders with a collective Shareholding Percentage of not less than 25% or IFC and/or ADB (as long as they are Shareholders) requests that any matter contained in a circulated resolution be tabled before a meeting of the Shareholders, and except in the case of an emergency, the Shareholders shall, as soon as reasonably practicable having regard to the matter concerned, convene a general meeting for the purposes of deciding on the resolution which was intended to have been passed in writing.

5.7 Unless a shorter period is required by the Applicable Law, the Company shall deliver to each Shareholder copies of the minutes of any shareholder meeting reflecting the decisions adopted at such meeting or copies of any written resolutions passed, within 15 days of the said meeting or such resolution in writing being passed.

6 CONDUCT OF THE COMPANY'S AFFAIRS

The Major Shareholders shall exercise all voting rights and other powers available to them in relation to the Company so as to procure (insofar as they are able to do so by the exercise of those rights and powers) that:

(a) the business of the Company and its subsidiaries shall consist exclusively of the Business;

(b) the Business shall be conducted in the best interests of the Company and its subsidiaries on sound commercial profit-making principles, so as to generate the maximum profits available for distribution and to maximise the value of the assets of the Company;

(c) the Auditors of the Company and of each of its subsidiaries shall be such firm that is affiliated with one of the Big Four Accountancy Firms as each of ME (SPV), FMI and YSIL shall agree in writing prior to the incorporation of the Company or failing such agreement within 30 days of receipt of a certificate of incorporation of the Company that is valid for more than six (6) months;

(d) the Registered Office shall be located at such place as the Shareholders may agree prior to the first subscription of the Shares, or at such other place as the Board determines from time to time;

(e) the Company and its subsidiaries shall comply with the provisions of the Articles or their respective articles of association;

(f) the Company shall procure that all of its new subsidiaries adopt articles of association in a form approved by the Shareholders and which is consistent with the terms of this Agreement;

(g) Related Party transactions are (i) on an arm's length basis; (ii) in the ordinary course of business; (iii) in accordance with the applicable regulatory obligations (including any applicable requirements imposed by the listing rules of the Singapore stock exchange); and (iv) only entered into upon approval being obtained from the Major Shareholder who is not related to the relevant related party; and

(h) the Business is conducted in compliance with the laws and requirements of those countries or territories where it operates including the relevant Anti-Corruption Laws.

7 REPORTING AND POLICY COVENANTS

7.1 The Company shall keep, and procure that its subsidiaries keep, books of account containing true and complete entries of all dealings and transactions in relation to the Business and the books and accounts are kept at the Registered Office.

7.2 The Company shall prepare and submit or provide (as applicable) to the Board and the Shareholders the following information as soon as possible and not later than the dates/times set out below:

(a) promptly notify in the event there is any (i) litigation or investigations or proceedings which have or may reasonably be expected to have a Material Adverse Effect; or (ii) any criminal investigations or proceedings against the Company, and any such notification shall specify the nature of the action or proceeding and any steps that the Company proposes to take in response to the same;

(b) a draft Budget for the following financial year no later than 14 days before the end of each financial year;

(c) a draft Business Plan for the following three-year period 60 days before the end of each financial year;

(d) a copy of the audited accounts of the Company and its subsidiaries (both consolidated and individual) prepared in accordance with Singapore GAAP 120 days after the end of each financial year;

(e) quarterly unaudited management accounts of the Company and its subsidiaries (both consolidated and individual) 45 days after the end of each quarter;

(f) within 15 days after receipt thereof, any management letter or similar letter from the Auditors;

(g) within 120 days after the end of each financial year ending on or before the Physical Completion Date, a Progress Implementation Report for the relevant financial year;

(h) within 120 days after the end of each financial year ending after the Physical Completion Date, an Operations Report for the relevant financial year; and

(i) such further information relating to the Company and the Project that IFC and ADB (as long as they are Shareholders) and each Major Shareholder with a Shareholding Percentage of at least 10% may request from time to time upon giving reasonable prior written notice including, without limitation, full and prompt access to the books, accounts and records of the Company and its subsidiaries with rights to take extracts and copies.

7.3 As long as IFC or ADB hold any Shares, the Company shall prepare and submit to the Board and the Shareholders the following information as soon as possible and not later than the dates/times set out below:

(a) within 90 days after the end of each fiscal year, in respect of that fiscal year, the Annual Monitoring Report confirming compliance with the Environmental and Social Action Plan, the social and environmental covenants set forth in this Agreement and Applicable S&E Law, or, as the case may be, identifying any non-compliance or failure, and the actions being taken to remedy it;

(b) within three (3) days after its occurrence, notification of any social, labour, health and safety, security or environmental incident, accident or circumstance having, or which could reasonably be expected to have, any material adverse social and/or environmental impact or any material adverse impact on the implementation or operation of the Company Operations in compliance with the Performance Standards, specifying in each case the nature of the incident, accident, or circumstance and the impact or effect arising or likely to arise therefrom, and within such reasonable period thereafter, inform the Board and the Shareholders of the measures the Company is taking or plans to take to address them and to prevent any future similar event;

(c) within six (6) days after the expiry of any required insurance policy, a copy of the renewal/replacement insurance policy;

(d) within 120 days after the end of each fiscal year, a report specifying the parties, subject matter, value, nature, total number and total value of all material transactions between the Company and Related Parties (or related parties of Related Parties) together with a certification from the CFO (or equivalent) that such transactions are or were on an arm's length basis;

(e) notwithstanding Clause 3.14, a copy of any documents distributed to the Directors in relation to Board meetings, shall be distributed to IFC and ADB concurrently with the circulation of such documents to all Directors; and

(f) such information as is required for the purposes of compliance with the development impact reporting requirements set out in the Transaction Documents.

7.4 As long as IFC or ADB hold any Shares:

(a) the Company shall permit the IFC compliance advisor ombudsman to have inspection and access rights for matters required by it upon providing the Company with reasonable prior written notice;

(b) the Company shall procure that, upon the request of ADB, ADB (or a representative of ADB) shall be given access to the Project site and to such premises, technical and statistical data, books, records and other data as may be required by ADB to monitor compliance with the Safeguards and Social Provisions provided that (i) ADB shall ensure that such access rights are exercised at reasonable times of the day and upon providing prior reasonable notice to the Company; and (ii) such access will not inhibit or delay the progress of the Project;

(c) the Company and the Major Shareholders shall, and the Major Shareholders shall procure that the Company shall, adhere to the policy covenants set forth in Schedule 7 (*IFC Policy Rights*) and Schedule 8 (*ADB Policy Rights*);

(d) the Company shall provide any additional information IFC and ADB may request relating to the Project (including, but not limited to, the Mitsubishi design consultant report when this is issued and correspondence with regulators) and shall permit IFC and ADB to have inspection and access rights upon providing the Company with reasonable prior written notice;

(e) the Company shall ensure related party transactions are on an arm's length basis and in the ordinary course of business and in accordance with the applicable regulatory obligations (including any applicable requirements imposed by the listing rules of the Singapore stock exchange);

(f) the Company shall, and the Major Shareholders shall procure that the Company shall, authorise the Company's auditors to, and procure that the Company's auditors, communicate directly with IFC and ADB regarding the Company's financial statements, accounts and operations. IFC/ADB shall give prior written notice to the Company of any communication with the Company's auditors;

(g) the Company shall, and the Major Shareholders shall procure that the Company shall, apply the funds received by the Company from the Shareholders for the Business; and

(h) subject always to the requirement to obtain the consent of any of IFC or ADB that are Shareholders pursuant to Clause 8 (*Reserved matters*) for a public offering or listing of Shares other than a Qualifying IPO, the Company shall not, and the Major Shareholders shall procure that the Company shall not, propose a public offering or listing or publically offer or list any Shares unless:

    (i) the Company has notified all Shareholders and kept any of IFC or ADB that are Shareholders fully informed of all material activities undertaken in connection with such listing;

    (ii) upon IFC's or ADB's request, the Company includes in such offering any Shares held and specified by the requesting party;

    (iii) any Shareholder Loans advanced by the Shareholders shall all be converted into Shares at such conversion rate as may be agreed by (A) Shareholders holding a Shareholding Percentage of at least 10%; and (B) in so far as they are still Shareholders, IFC and ADB, save that, after the conversion, the Shareholding Percentages immediately prior to such conversion will be the same immediately after such conversion; and

(iv) upon such offering or listing all Shares held by IFC and ADB will be freely tradable (including the absence of any lock-ups (other than lock-up periods required by regulatory/listing rules in connection with an initial public offering)).

8 **RESERVED MATTERS**

8.1 The Company shall not and the Shareholders shall exercise all their voting rights and other powers in relation to the Company to procure (insofar as they are able to do so by the exercise of those rights and powers) that the Company shall not:

(a) subject to Clause 14.21, as long as ADB is a Shareholder, without its prior approval, transact any of the IFC/ADB Reserved Matters;

(b) subject to Clause 14.21, as long as IFC is a Shareholder, without its prior approval, transact any of the IFC/ADB Reserved Matters;

(c) without the prior approval of Shareholders holding in aggregate at least 75% Shareholding Percentage, transact any of the Supermajority Matters (save that if any Supermajority Matter is also an IFC/ADB Reserved Matter, such matter shall also require the approval of IFC and/or ADB under Clause 8.1(a) or 8.1(b), as applicable); and

(d) without the prior approval of Shareholders holding in aggregate more than 90% Shareholding Percentage, transact (nor shall any of its subsidiaries transact) any of the Super-Reserved Matters (save that if any Super-Reserved Matter is also an IFC/ADB Reserved Matter, such matter shall also require the approval of IFC and/or ADB under Clause 8.1(a) or 8.1(b), as applicable).

8.2 The approval of a Shareholder required under Clause 8.1 may be given:

(a) in writing from the relevant Shareholder(s) to the Company and copied to the other Shareholders;

(b) by the relevant Shareholder voting in favour of such matter at the meeting of Shareholders at which such matter is approved; or

(c) by the relevant Shareholder signing the resolution in writing in which such matter is approved.

9 **FINANCE AND WORKING CAPITAL**

Save as otherwise agreed by the Shareholders and the Company in the Common Terms Agreement, Project Funds Agreement or the relevant Subscription Agreements, subject always to the provisions of Clause 8 (*Reserved matters*) being adhered to, the timing and amount of any further funding and working capital required by the Company beyond the Landmark Development Costs shall be determined by the Board from time to time save that the parties hereby agree to use all reasonable endeavours to procure that (a) the Landmark Development Costs shall not exceed US$620,000,000 and (b) the Landmark Development Costs shall be allocated in a manner consistent with the plan attached as Appendix 6 (Landmark Development Costs). Such funding or working capital may be provided by either the issue of additional Shares, by Shareholders' Loans and/or by external loans extended to the Company by banks and/or other financial institutions as determined by the Board to be the most tax and cost efficient method of funding

for the Company.

10 ADDITIONAL OBLIGATIONS OF THE SHAREHOLDERS

Each Major Shareholder shall (without imposing any additional financial obligations on any Shareholder):

(a) exercise the voting rights and powers available to it in relation to the Company and its subsidiaries so as to give full effect to this Agreement;

(b) procure that the Directors nominated by it use all reasonable endeavours to be available for the meetings of the Board and the meetings of the boards of the Company's subsidiaries;

(c) procure that all third parties directly or indirectly under its control refrain from acting in a manner which hinders or prevents the Company and its subsidiaries from carrying on the Business in a proper and reasonable manner; and

(d) generally use its reasonable endeavours to promote the Business and the interests of the Company and its subsidiaries.

11 WARRANTIES

Each of the Major Shareholders represents and warrants to ADB and IFC throughout the term of this Agreement that:

(a) it is a legal entity duly organised and validly existing under the laws of its place of incorporation;

(b) it has the power and authority to enter into, deliver and perform its obligations under this Agreement, each other Transaction Agreement to which it is a party and any document to be entered into by it in connection with any of them;

(c) this Agreement and each other Transaction Agreement to which it is a party has been duly authorised and constitutes valid and binding obligations on it in accordance with its terms;

(d) the execution, delivery and performance of this Agreement and each other Transaction Agreement to which it is a party will not contravene:

  (i) any law, regulation, order, decree or Authorisation applicable to it;

  (ii) any provision of its constitutional documents; or

  (iii) any contractual restriction binding on or affecting it or any of its assets; and

(e) all Authorisations required for the execution and delivery of this Agreement and each other Transaction Agreement to which it is a party and the performance of its obligations hereunder have been obtained and are in full force and effect.

12 ANTI-CORRUPTION

12.1 Each of the Major Shareholders shall not, and shall procure (insofar as it lawfully can) that the Company and the Associated Persons of such Major Shareholder do not:

(a) directly or indirectly, pay, offer, give or promise to pay or authorise the payment to the other person or solicit, accept or agree to accept from any person, any monies or other things of value or otherwise engage in any other acts or transactions in violation of or inconsistent with the Anti-Corruption Laws or anti-money laundering legislation of any government applicable to it in the performance of this Agreement; and

(b) engage in any activity or conduct that has or will result in a violation of or be inconsistent with any Applicable Laws relating to economic or trade sanctions, including the laws or regulations implemented by the Office of Foreign Assets Control of the United States Department of the Treasury and any similar laws or regulations in other jurisdictions.

12.2 Each of the Major Shareholders has and shall maintain in place, and shall procure that the Company has and shall maintain in place, adequate procedures to prevent bribery or any other actions that would constitute a breach of Clause 12.1.

12.3 Each of the parties represents and warrants to the other that it has not made any payments or given anything of value to officials, officers or employees of any government, or any agency, department or instrumentality of such government, in connection with any aspect of this Agreement which would be inconsistent with or contravene any of the Anti-Corruption Laws or other relevant legislation.

12.4 The parties shall, subject to any applicable legal restriction, privilege or data privacy obligation, on an ongoing basis immediately disclose in writing to the other parties details of any breach of the above representations, warranties, agreements and undertakings and, on request, use reasonable endeavours to cooperate with the other party to ensure and monitor compliance with the above representations, warranties, agreements and undertakings.

13 DIVIDEND AND DISTRIBUTION POLICY

13.1 The dividend and distribution policy of the Company, which shall be adopted by the Board on incorporation, shall be to maximise shareholder returns (including returns for minority Shareholders) and to enhance the value of the Project.

13.2 In accordance with such policy, subject to:

(a) any Applicable Laws and regulations; and

(b) any requirements under the Finance Documents and any other specific banking covenants/restrictions that the Company is bound by,

each of the Shareholders shall take such action as may be required and/or as may be necessary to procure that the Company distributes to the Shareholders such profits being declared as soon as possible from the end of the financial year.

13.3 A distribution under this Clause 13 (*Dividend and distribution policy*), which shall be declared by the Board, shall be subject to the Board having made reasonable and proper reserves for the working capital requirements of, and the tax liabilities of, the Company and its subsidiaries and the repayment of the Shareholder Loans.

13.4 The Shareholders agree that in the event that there are any outstanding Deficiency Loans, such Deficiency Loans shall only be repaid concurrently with the distribution of any dividends.

14 PROCEDURE IN THE EVENT OF DEADLOCK

14.1 This Clause 14 (*Procedure in the event of Deadlock*) applies where there is a "**Deadlock**" because:

(a) a matter relating to the affairs of the Company or the Business has been considered by the Board or the Shareholders and no resolution was carried by the Board or the Shareholders in relation to the matter because of an equality of votes for and against the proposal for dealing with it; or

(b) one of the Major Shareholders refuses or fails to give its consent or approval in respect of a Supermajority Matter and such Supermajority Matter cannot be effected as a result thereof; or

(c) after both IFC and ADB have ceased to be Shareholders, any of the Major Shareholders refuses or fails to give its consent or approval in respect of a Super-Reserved Matter and such Super-Reserved Matter cannot be effected as a result thereof; and

(d) in each case, the matter is not resolved within five Business Days from the date of the request for consent or the Shareholder meeting or its dissolution, as the case may be,

provided always that a resolution or matter related to an IFC/ADB Reserved Matter not being carried for any reason or the refusal of ADB or IFC to give their consent or approval in respect of an IFC/ADB Reserved Matter shall not constitute or otherwise give rise to a Deadlock.

14.2 In the event of a Deadlock, each of the Major Shareholders shall, within five Business Days of the Deadlock arising or becoming apparent, cause the Directors appointed by it to prepare and circulate to the other Major Shareholders and other Directors a memorandum or other form of statement setting out its position on the Deadlock matter in dispute and its reasons for adopting that position. The memorandum or statement prepared by each Major Shareholder shall be considered by the managing director or equivalent officer of the other Major Shareholders who shall endeavour to meet with the respective managing director or equivalent officer of the other Major Shareholders to resolve the dispute within 20 Business Days of the Deadlock having arisen. If the managing directors or other officers of the Major Shareholders agree upon a resolution of the matter, they shall sign a statement setting out the terms of the resolution and the Major Shareholders shall exercise the voting rights and other powers available to them in relation to the Company and its subsidiaries to procure that the resolution is promptly carried into effect.

14.3 If a resolution of the Deadlock is not agreed in accordance with the provisions of Clause 14.2 within 30 Business Days of the Deadlock arising or becoming apparent, or such longer period as the Major Shareholders agree in writing, (the "**Compromise Date**") then:

(a) if the Deadlock relates to a Fundamental Matter, the provisions of Clause 14.4 to Clause 14.14 shall apply;

(b) if the Deadlock relates to a Project Expert Matter, the provisions of Clause 14.15 to Clause 14.16 shall apply;

(c) if the Deadlock relates to the Business Plan or Budget (and is not a Project Expert Matter or Fundamental Matter), the provision of Clause 14.17 shall apply; and

(d) if the Deadlock relates to any matter other than the above, then Clause 14.18 shall apply.

Deadlock Relating to Fundamental Matter

14.4 Where the Deadlock relates to a Fundamental Matter, if the managing directors or other equivalent officers of the Major Shareholders cannot agree upon a resolution of the matter giving rise to a Deadlock by the Compromise Date, then:

(a) the Major Shareholders agree to submit the Deadlock to the Singapore Mediation Centre (the "**SMC**") for resolution by mediation in accordance with the procedures of the SMC, and to use their reasonable endeavours to resolve the Deadlock by mediation within 60 Business Days after the Compromise Date; and

(b) if the Major Shareholders are still unable to resolve the Deadlock in accordance with Clause 14.4(a) within 60 Business Days after the Compromise Date, then any of the Major Shareholders may give notice ("**Deadlock Notice**") that it intends to implement the Deadlock procedure contemplated by Clause 14.5 to Clause 14.14.

14.5 If a resolution of the Deadlock is not agreed within a further period of ten (10) Business Days of the Deadlock Notice or such longer period as the Major Shareholders agree in writing (such date, the "**Cut-Off Date**"), then within ten Business Days after the Cut-Off Date, any of the Major Shareholders may serve notice in writing (an "**Auction Notice**") on the other Major Shareholders requiring them to participate in the auction procedure contemplated by Clause 14.6 to Clause 14.14.

14.6 The Fair Market Value shall be agreed or determined as follows:

(a) The Major Shareholders with a Shareholding Percentage of at least 15% (the "**Relevant Major Shareholders**") shall for a period of 15 Business Days from the date of service of the Auction Notice (the "**Negotiation Period**") negotiate in good faith to agree on the Fair Market Value for the Shares.

(b) If the Relevant Major Shareholders are unable to agree on the Fair Market Value for each Share within the Negotiation Period, then within fifteen (15) Business Days after the expiry of the Negotiation Period, each Relevant Major Shareholder shall have the right to appoint an Expert in accordance with the provisions of Schedule 9 (*Valuation by Expert*), acting as independent expert and not arbitrator to certify the Fair Market Value of each Share.

(c) The Relevant Major Shareholders shall request that each Expert appointed by them certifies the Fair Market Value of each Share as soon as possible

and in any event no later than two calendar months after the expiry of the Negotiation Period.

(d) If an Expert has been appointed but at any time thereafter is unable or unwilling to act, another Expert shall be appointed by the Relevant Major Shareholder that appointed the original Expert.

(e) Subject to Clause 14.6(f) below, the Fair Market Value to be determined shall be the average of all the values determined by the Experts.

(f) If a Relevant Major Shareholder fails to appoint an Expert within the 15 Business Day period specified in Clause 14.6(b) above, the Fair Market Value determined by the Experts appointed by the other Relevant Major Shareholder shall be utilised to determine the Prescribed Price.

(g) Each Major Shareholder shall promptly provide (and the Major Shareholders shall procure the Company to promptly provide) that each of the Experts has such access to the accounting records and other relevant information and materials relating to the Company and access to the Company's management as the Experts may reasonably request for the purposes of the valuation of the Company and the determination of the Fair Market Value of the relevant Shares and agrees to waive, to the extent permitted by law or by contract, any confidentiality restrictions which would prevent or restrict the provision of such information to the Expert.

(h) The date that the Fair Market Value is either agreed to by the Relevant Major Shareholders or determined by the Expert, is referred to as the "**Fair Market Value Determination Date**".

14.7 The Auction Notice shall specify (a) that the date for the auction shall be ten Business Days after the Fair Market Value Determination Date (the "**Auction Date**") and (b) a time and place for the auction and failing such determination, the time and place for the auction shall be at 10:00 am at the offices of the Company. If more than one Major Shareholder serves Auction Notices, the first Auction Notice served shall prevail.

14.8 Each of the Major Shareholders may, by the Auction Date, submit to the Auditors sealed bids for the other Major Shareholders' Shares (the "**Bids**") and each Bid shall specify the price (the "**Bid Price**") at which the Major Shareholder is prepared to buy all (but not some only) of the Shares held or beneficially owned by the other Major Shareholders. The Bid Price must be:

(a) a fixed amount and may not be calculated or determined by reference to the Bid Price specified in any other Major Shareholders' Bid; and

(b) equivalent to or higher than 90% of the Fair Market Value for such Shares (the "**Floor Price**").

For the purposes of this Clause, FMI and YSIL shall have the option to act jointly in the submission of the Bids.

14.9 Each of the Bids shall be deemed to constitute an offer on the part of the Major Shareholder who submits it to purchase all (but not some only) of the Shares held or beneficially owned by the other Major Shareholders at the Bid Price specified in that Bid.

14.10 On the Auction Date, the Auditors shall read the Bids and inform each of the Major Shareholders which of the Bids contains the higher Bid Price.

14.11 If none of the Major Shareholders have submitted a Bid, the Auditors shall inform each of the Major Shareholders of that fact and under such circumstances, each Major Shareholder shall do all things in its power to procure that the Business shall be conducted in the best interests of the Company and its subsidiaries on sound commercial profit-making principles, so as to generate the maximum profits available for distribution and to maximise the value of the assets of the Company and to procure that the Company and the Business shall be operated on that basis and otherwise in the ordinary course of business and in accordance with this Agreement, the Articles, the Business Plan and the Budget.

14.12 If any of the Major Shareholders has submitted a Bid, the Major Shareholder whose Bid contains the highest Bid Price or if only one of the Major Shareholders has submitted a Bid, then that Major Shareholder submitting the Bid, shall be bound to purchase all (but not some only) of the Shares held or beneficially owned by the other Major Shareholders at that price and such other Major Shareholders shall be in turn bound to sell all (but not some only) of the Shares held or beneficially owned by such said other Major Shareholders. If one or more bids contain the same Bid Price, the Major Shareholder whose Bid was served first to the Auditor shall be bound to purchase all (but not some only) of the Shares held or beneficially owned by the other Major Shareholders at that price and such other Major Shareholders shall be in turn bound to sell all (but not some only) of the Shares held or beneficially owned by such said other Major Shareholders.

14.13 For the avoidance of doubt, if any of the Major Shareholders do not submit a Bid (provided that any of the Major Shareholders submitting a Bid that is less than the Floor Price shall be disqualified, and shall be treated as not having submitted a Bid), then that Major Shareholder shall be bound to sell all (but not some only) of the Shares held or beneficially owned by that Major Shareholder to the Major Shareholder with the winning Bid.

14.14 Following determination of the Major Shareholder with the highest Bid Price (and if one or more bids contain the same highest Bid Price, the Major Shareholder whose Bid with the highest Bid Price was served first to the Auditor) (the "**Winning Bid**"), the provisions of Clause 23 (*Completion of the sale and purchase of shares*) shall apply to the completion of sale and purchase of Shares under this Clause 14 (*Procedure in the event of Deadlock*).

Deadlock Relating to Project Expert Matter

14.15 Where a Deadlock has arisen in connection with a Project Expert Matter, the relevant Deadlock shall be resolved in accordance with the following procedures and requirements:

(a) a Project Expert may be appointed by any Major Shareholder on written notice to the other Major Shareholders within ten Business Days of the Compromise Date with a copy to the Company or failing such appointment, by the President for the time being of the Court of Arbitration of the Singapore International Arbitration Centre (or in the event the President of the Court of Arbitration of the Singapore International Arbitration Centre is unable or unwilling to nominate, then by the Singapore International Mediation Centre);

(b) the role of the Project Expert shall be to determine the relevant matter that is in Deadlock and each Major Shareholder may make written representations to the Project Expert in respect of the Deadlock;

(c) the Project Expert shall be instructed to reach a decision in respect of the relevant Deadlock as soon as reasonably practicable (taking into account any representations made in writing by the Major Shareholders) but in no more than 15 Business Days which must be conveyed to each Major Shareholder and the Company in writing within two Business Days of such decision except in the case of manifest error or fraud;

(d) the Major Shareholders shall be bound by the Project Expert's written decision except in the case of manifest error or fraud; and

(e) the costs and expenses of the Project Expert shall be borne by the Company or as the Project Expert may otherwise direct.

14.16 All matters giving rise to a Deadlock among the Major Shareholders which are not, in the opinion of a Project Expert who has been appointed in accordance with Clause 14.15, Project Expert Matters or in respect of which the Project Expert is unable or unwilling to make a determination, shall be deemed to be matters to which Clause 14.18 applies.

Deadlock Not Relating to Fundamental Matter or Project Expert Matter

14.17 If the Deadlock relates to the Business Plan or Budget (and is not a Project Expert Matter or a Fundamental Matter), then the existing approved Business Plan and Budget shall continue in effect and the parties shall continue to negotiate in good faith to resolve the Deadlock.

14.18 If the Deadlock relates to any matter other than a Project Expert Matter, a Fundamental Matter or a matter to which Clause 14.17 applies and:

(a) if the Deadlock does not prevent the Company from continuing to carry on the Business, the Shareholders shall continue to negotiate to resolve the Deadlock and pending such resolution, the status quo shall prevail; or

(b) if the Deadlock prevents the Company from continuing to carry on the Business, Clause 14.4 to Clause 14.14 shall apply.

14.19 None of the Major Shareholders shall create or permit the creation or continuation of an artificial deadlock ("**Artificial Deadlock**") and the other provisions of this Clause 14 (*Procedure in the event of Deadlock*) shall not apply to an Artificial Deadlock. For the purposes of this Clause 14 (*Procedure in the event of Deadlock*), an Artificial Deadlock shall mean a Deadlock caused by a Major Shareholder for the purpose of triggering the provisions of this Clause 14 (*Procedure in the event of Deadlock*), rather than as a result of an objection in good faith to the issue or proposal in question.

14.20 Following the service of a Deadlock Notice arising until the successful resolution of a Deadlock under this Clause 14 (*Procedure in the event of Deadlock*), each Major Shareholder shall do all things in its power to procure that the Business shall be conducted in the best interests of the Company and its subsidiaries on sound commercial profit-making principles, so as to generate the maximum profits available for distribution and to maximise the value of the assets of the Company

and to procure that the Company and the Business shall be operated on that basis and otherwise in the ordinary course of business and in accordance with this Agreement, the Articles, the Business Plan and the Budget.

14.21 As long as IFC and ADB are Shareholders, in the event IFC and/or ADB refuses or fails to give its consent or approval in respect of an IFC/ADB Reserved Matter and such IFC/ADB Reserved Matter cannot be effected as a result thereof an "**IFC/ADB Deadlock**" is deemed to have occurred. In the event of an IFC/ADB Deadlock, each of the Major Shareholders shall, within five Business Days of the IFC/ADB Deadlock arising, prepare and circulate to the other Major Shareholders, IFC and ADB a memorandum or other form of statement setting out (a) its position on the IFC/ADB Deadlock; (b) its reasons for adopting that position; and (c) why it is in the best interests of the Company to transact the relevant matter notwithstanding that the consent of IFC and/or ADB has not been obtained. The memorandum or statement prepared by each Major Shareholder shall be considered by the managing director or equivalent officer of the other Shareholders (or, in the case of IFC and/or ADB, a member of such Shareholder's management) who shall endeavour to meet with the respective managing director or equivalent officer of the other Shareholders to resolve the IFC/ADB Deadlock within forty (40) Business Days of the IFC/ADB Deadlock having arisen (the "**IFC/ADB Escalation Procedure**"). If the managing directors or other officers of the Shareholders agree upon a resolution of the matter, they shall sign a statement setting out the terms of the resolution and the Shareholders shall exercise the voting rights and other powers available to them in relation to the Company and its subsidiaries to procure that the resolution is promptly carried into effect. In the event that the Company transacts the relevant IFC/ADB Reserved Matter which is the subject of such IFC/ADB Deadlock without the IFC/ADB Deadlock having been resolved, the parties acknowledge that an Additional Put Trigger Event is deemed to have occurred under any of the Put Option Agreements (the "**Reserved Matter Additional Put Trigger Event**") and IFC and/or ADB (as the case may be) shall be entitled to exercise the relevant Put Option(s) under the relevant Put Option Agreement(s). For the avoidance of doubt, the Company's transaction of an IFC/ADB Reserved Matter which is the subject of such IFC/ADB Deadlock without the IFC/ADB Deadlock having been resolved shall not constitute an Event of Default (as defined in the Common Terms Agreement) for the purposes of the Common Terms Agreement solely by virtue of it being a breach of Clause 8 of this Agreement.

14.22 For the avoidance of doubt, any sale and purchase of Shares under this Clause 14 (*Procedure in the event of Deadlock*) shall not be subject to Clause 21 (*IFC/ADB Tag Rights*). In the event that (a) the Deadlock relates to a Fundamental Matter or is a Deadlock to which Clause 14.18(b) applies; (b) such Deadlock has not been resolved within 12 months of such Deadlock arising; and (c) the auction procedure contemplated by Clause 14.6 to Clause 14.14 takes place, the relevant Major Shareholder with the Winning Bid (the "**Winning Bid Shareholder**") shall, within five (5) Business Days of the determination of the Winning Bid, serve notice in writing on IFC and ADB notifying them of the determination of the Winning Bid and the relevant Bid Price (the "**Winning Bid Notice**"). Each of IFC and ADB shall be entitled to, within five (5) Business Days of the date of service of the Winning Bid Notice, serve notice in writing on the Winning Bid Shareholder requiring such Winning Bid Shareholder to purchase all (but not some only) of the Shares held by it, on the same terms (including price per Share) as apply to the purchase by the Winning Bid Shareholder of the other Major Shareholders' Shares. The sale of the relevant Shares held by IFC and/or ADB (as the case may be) shall be completed at the same time as the sale of the other Major Shareholders' Shares to the Winning Bid Shareholder.

15 DEFAULT OPTION

15.1 For the purpose of this Clause 15 (*Default option*) an "**Event of Default**" in relation to a Major Shareholder means the occurrence of any of the following:

(a) committing a material or persistent breach of its obligations under:

(i) this Agreement but excluding a Reserved Matter Additional Put Trigger Event and/or any breach for payment of costs under Clause 37 (*Costs*) of this Agreement;

(ii) the relevant Subscription Agreement in relation to a Major Shareholder but excluding any breach in relation to payment of costs under the relevant clauses under the relevant Subscription Agreements; or

(iii) the Articles but excluding a Reserved Matter Additional Put Trigger Event,

which, in the case of a breach capable of remedy, it fails to remedy within 15 Business Days of being specifically required in writing to do so by any of the Non-defaulting Shareholders (as defined below);

(b) failing to attend more than three (3) consecutive meetings (or their adjournment(s)) of Shareholders or having the Directors appointed by it failing to attend three (3) consecutive Board meetings (or their adjournment(s));

(c) an Insolvency Event occurring in relation to it;

(d) ceasing or threatening to cease wholly or substantially to carry on its business; or

(e) a Change of Control occurring in relation to a Major Shareholder without the prior written consent of the other Major Shareholder(s).

15.2 If an Event of Default happens to a Major Shareholder (the "**Defaulting Shareholder**") it shall give notice to the other Major Shareholders (the "**Non-defaulting Shareholders**") as soon as possible and, if it does not, is deemed to have given notice of it on the date on which any of the Non-defaulting Shareholders becomes aware of the Event of Default. A copy of any notice given pursuant to this Clause 15.2 shall be sent to all other Shareholders.

15.3 Notwithstanding the provisions of Clauses 15.4 to 15.12, prior to the Shares being offered to the Non-defaulting Shareholders pursuant to the terms of this Clause 15 (*Default option*), within 20 Business Days of receiving the notice or deemed notice of an Event of Default, in the event:

(a) the Defaulting Shareholder is FMI, YSIL shall have the first right of refusal to buy all (but not some only) of the Shares held by FMI at such price as may be agreed by FMI and YSIL; and

(b) the Defaulting Shareholder is YSIL, FMI shall have the first right of refusal to buy all (but not some only) of the Shares held by YSIL at such price as may be agreed by FMI and YSIL.

15.4 Subject to Clause 15.3 first being complied with, the majority of the Non-defaulting Shareholders shall have the option to decide, within 20 Business Days of receiving the notice or deemed notice of an Event of Default or in the event that the Defaulting Shareholder is FMI or YSIL, then within a ten (10) Business Day period after the period set out in Clause 15.3 above has expired, to require the Defaulting Shareholder either to purchase all (but not some only) of the Shares held or beneficially owned by all of the Non-defaulting Shareholders or to sell to the Non-defaulting Shareholders all (but not some only) of the Shares held or beneficially owned by the Defaulting Shareholder. The option may be exercised by delivering written notice to the Defaulting Shareholder and the other Non-defaulting Shareholders, stating subject to Clause 15.6, which option the Non-defaulting Shareholders shall collectively exercise ("**Option Notice**").

15.5 In the event YSIL or FMI is the Defaulting Shareholder and YSIL or FMI (as the case may be) as the Non-defaulting Shareholder fails to exercise its right of refusal to purchase all (but not some only) of the Shares of YSIL or FMI as the Non-defaulting Shareholder (as the case may be) under Clause 15.3, YSIL or FMI (as the case may be) shall not have the right to vote on the determination of whether the buy or sell option shall be exercised by the Non-defaulting Shareholders.

15.6 The majority of the Major Shareholders shall within 15 Business Days of the Option Notice agree the Prescribed Price, failing which any of them may refer the matter to an Expert who shall determine and certify the Prescribed Price in accordance with the provisions of Schedule 9 (*Valuation by Expert*), acting as independent expert and not arbitrator.

15.7 The Non-defaulting Shareholders shall within seven Business Days of determination of the Prescribed Price by the Expert or otherwise, give a written notice ("**Final Option Notice**") to the Defaulting Shareholder confirming whether they wish to exercise the option set out in the Option Notice or, if the Prescribed Price was determined by an Expert, which option they wish to exercise and for the avoidance of doubt, where the Prescribed Price is determined by an Expert, subject to Clause 15.5 the majority of the Non-defaulting Shareholders may acting collectively by Final Option Notice choose an option different from the option stated under the Option Notice. In the case of an Event of Default (other than an Event of Default under Clause 15.1(c) where the Non-defaulting Shareholders shall be required to pay the Prescribed Price or the Defaulting Shareholder shall pay the Prescribed Price (as the case may be)), (a) the Non-defaulting Shareholders when exercising the option to buy the Shares of the Defaulting Shareholder, shall be entitled to pay 80% of the Prescribed Price; and (b) Non-defaulting Shareholders when exercising the option to require the Defaulting Shareholder to buy the Shares of the Non-defaulting Shareholders, shall be entitled to require the Defaulting Shareholder to pay 120% of the Prescribed Price.

15.8 The Final Option Notice shall specify a date and time (being between 10.00 am and 4.00 pm on a Business Day no later than 15 Business Days after the date of the Final Option Notice) and place (being in the Registered Office) for completion of the sale and purchase of the Shares.

15.9 In the event of competition between the Non-defaulting Shareholders for the purchase of the Shares held by the Defaulting Shareholder, such Shares shall be allocated in proportion to their existing shareholdings in the Company not taking into account the Shares held by the Defaulting Shareholder.

15.10 The service of the Final Option Notice by a Non-defaulting Shareholder shall bind it to buy or sell the Shares (as the case may be). The provisions of Clause 23 (*Completion of the sale and purchase of shares*) shall apply to the completion of the sale and purchase of the Shares under this Clause 15 (*Default option*).

15.11 The rights and remedies of the Major Shareholders under this Clause 15 (*Default option*) are in addition to and shall not affect any other right or remedy that a Shareholder may have against the other.

15.12 Without limitation of their rights under Clause 15.3 to Clause 15.11, any of the Non-defaulting Shareholders (the reference to which shall exclude all Associates of the Defaulting Shareholder) with a Shareholding Percentage of at least 15% may within 20 Business Days of receiving the notice or deemed notice of an Event of Default, serve on the Defaulting Shareholder a notice (a "**Disenfranchisement Notice**") in respect of the Defaulting Shareholder's Shares (the "**Restricted Shares**") to require that:

(a) the Defaulting Shareholder shall not exercise its right to attend and vote at general meetings of the Company (whether on a show of hands or on a poll) in relation to the Restricted Shares and the quorum for a general meeting of the Company shall not be required to include the Defaulting Shareholder;

(b) the Defaulting Shareholder shall cease to have the right to appoint and remove any Director(s);

(c) any Director(s) appointed by the Defaulting Shareholder shall not be entitled to vote at any Board meeting and the quorum for a Board meeting shall not be required to include the Directors appointed by the Defaulting Shareholder; and

(d) any Director(s) appointed by the Defaulting Shareholder shall promptly resign or be removed by the Defaulting Shareholder, failing which any such Director(s) may be removed from office by notice to the Company by the majority of the Non-defaulting Shareholders.

15.13 Following the service of a Disenfranchisement Notice:

(a) the provisions of Clause 8 (*Reserved matters*) shall not apply with respect to the Defaulting Shareholder;

(b) any transfer by a Defaulting Shareholder of its Shares (other than pursuant to the procedure in this Clause 15 (*Default option*)) shall be void;

(c) no further Shares shall be issued or need be offered to the Defaulting Shareholder (save as provided for under the Project Funds Agreement);

(d) except in a liquidation of the Company, no interest, dividend or other payment shall be made of any sums which fall due after the date of that notice from the Company on the Defaulting Shareholder's Shares (whether in respect of capital or otherwise) to the Defaulting Shareholder and such sums shall be retained by the Company pending the determination of the majority of the Non-defaulting Shareholders; and

(e) all of the Defaulting Shareholder's rights under this Agreement shall be suspended. For the avoidance of doubt, the Defaulting Shareholder's obligations under this Agreement shall remain in full force and effect.

15.14 The majority of Non-defaulting Shareholders may by a joint notice to the Company remove or relax all or any of the restrictions in Clause 15.13 in whole or in any particular case at any time.

15.15 The rights and remedies of the Shareholders under this Clause 15 (*Default option*) are in addition to, and shall not affect, any other right or remedy that a Shareholder may have against another Shareholder.

15.16 For the avoidance of doubt:

(a) any sale and purchase of Shares under this Clause 15 (*Default option*) shall not be subject to Clause 21 (*IFC/ADB* Tag Rights); and

(b) in the event the Non-defaulting Shareholders elect to purchase the Shares of the Defaulting Shareholder and,

(i) the Defaulting Shareholder is a local Myanmar incorporated entity; and

(ii) there are requirements that a certain percentage of the Shares need to be held by a local Myanmar incorporated entity,

then, the Non-defaulting Shareholders shall be entitled to request the transfer of the Shares to a designated nominee(s) of the Non-defaulting Shareholders which is a local Myanmar incorporated entity ("**Local Nominee**"). The provisions of Clause 19 (*Pre-emption on the transfer of shares by Major Shareholders*), Clause 21 (*IFC/ADB Tag Rights*) and Clause 22 (*Drag Rights*) shall not apply in respect of any such transfer of Shares to such Local Nominee.

15.17 In the event that:

(a) either IFC and/or ADB (ADB or IFC, the "**Relevant Investor**") commits a breach of its funding obligations to subscribe for Shares or advance Shareholder Loans under the relevant Subscription Agreement despite all conditions to subscription in the relevant Subscription Agreement having been satisfied in accordance with the Subscription Agreement, and the Relevant Investor fails to remedy such breach within 30 days of being specifically required in writing to do so by any of the Major Shareholders; and

(b) the Shareholding Percentage of the Relevant Investor is less than 2%,

the provisions of Clause 8 (*Reserved matters*) shall not apply with respect to the Relevant Investor and no further Shares shall be issued or need be offered to the Relevant Investor. For the avoidance of doubt, this Clause 15.17 shall only apply if the Shareholding Percentage of the Relevant Investor is below 2% and a breach as specified in Clause 15.17(a) has occurred.

16 **CONFLICT MATTERS**

16.1 Subject to Clause 8 (*Reserved matters*), this Clause 16 (*Conflict matters*) applies:

(a) if it appears that any Major Shareholder (the "**Disputing Shareholder**") or any of its Associates (whether or not a Shareholder) is in breach of an obligation which it owes to the Company and/or any subsidiaries of the Company under this Agreement or the provisions of the Articles or under the provisions of any other material agreement with the Company or any of its subsidiaries; or

(b) if any decision is required to be made by the Company or any of its subsidiaries in relation to:

(i) the exercise of any right or remedy (including contractual right or remedy) against, or the commencement, defence or settlement of litigation or arbitration by the Company or its subsidiaries against, or otherwise involving, any Major Shareholder or any of its Associates; or

(ii) the taking of any action in respect of the Insolvency Event in respect of any Major Shareholder or any of its Associates.

16.2 In each matter described in Clause 16.1 ("**Conflicted Matter**"), each Major Shareholder agrees that the exercise of any right or remedy and/or the conduct of any action which the Company and/or any subsidiaries of the Company may have shall be decided by the Shareholders as a Supermajority Matter.

16.3 For the avoidance of doubt, the parties hereby acknowledge and agree that FMI and YSIL are independent and are not Associates of each other.

16.4 For the avoidance of doubt, this Clause 16 (*Conflict matters*) and any action or omission pursuant to this Clause 16 (*Conflict matters*) are subject to Clause 8 (*Reserved matters*) and in particular Clauses 8.1(a) and 8.1(b).

17 **TRANSFER OF SHARES AND SHAREHOLDER LOANS**

17.1 Each party:

(a) acknowledges and agrees that the purpose of this Clause 17 is to maintain the closely held nature of the Company by restricting the way in which Shareholders may Dispose of their Shares; and

(b) must not enter into any arrangement, structuring device or other transaction which is designed, directly or indirectly, to avoid the provisions of this Clause 17 or is otherwise inconsistent with the purpose of this Clause 17 including any arrangement relating to the Disposal or issue of shares in ME (SPV) or YSIL that, if it related directly to the Shares held by those entities, would be inconsistent with this Clause 17, save that the party may, if it wishes to, Dispose of or issue shares in the entity holding the Shares but in such circumstances, the party shall ensure that any such Disposal or issue shall be subject to this Clause 17, and Clause 17 and such relevant provisions of this Agreement as contemplated by Clause 17

shall apply mutatis mutandis in relation to the Disposal or issue of such shares.

17.2 No Shareholder may Dispose of any Shares except a transfer of the full legal and beneficial ownership of Shares in accordance with Clause 14 (*Procedure in the event of Deadlock*), Clause 15 (*Default option*), Clause 18 (*Permitted transfers*), Clause 19 (*Pre-emption on the transfer of shares by Major Shareholders*), Clause 20 (*Right of first offer on the transfers of shares by IFC or ADB*), Clause 21 (*IFC/ADB* Tag Rights), Clause 22 (*Drag Rights*) or Clause 26 (*Qualifying IPO*).

17.3 Subject to exercising their rights under Clause 18.4 and Clause 18.5, each of the Shareholders agrees that it will not voluntarily transfer any Shares prior to the Project Completion Date.

17.4 Each party agrees that notwithstanding any provision of this Agreement:

(a) as long as IFC and ADB are Shareholders, no Shareholder shall Dispose of its Shares to any party which is a Restricted Transferee and no Shares, shares in ME (SPV) or shares in YSIL shall be Disposed of, issued or allotted, to a Restricted Transferee; and

(b) once IFC and ADB cease to be Shareholders and as long as ME (SPV) is a Shareholder, no Shareholder shall transfer its Shares to any individual or entity that is on:

(i) the sanctions lists promulgated by the United Nations Security Council (and updated from time to time) found at https://www.un.org/sc/suborg/en/sanctions/un-sc-consolidated-list or any successor website or location; or

(ii) the Specially Designated Nationals List (SDN) promulgated by the Office of Foreign Assets Control of the United States Department of the Treasury.

17.5 No Shareholder may transfer, assign or novate any Shareholder Loans other than:

(a) simultaneously with a transfer of Shares; and

(b) such that the Relevant Proportion of Shareholder Loans advanced by the Shareholder transferring the Shares shall also be transferred or assigned to the transferee.

17.6 Any purported Disposal in breach of this Clause 17 (*Transfer of shares and Shareholder Loans*) shall be of no effect.

17.7 The parties hereby agree that nothing in this Agreement including but not limited to Clause 14 (*Procedure in the event of Deadlock*), Clause 17 (*Transfer of shares and Shareholder Loans*) (including but not limited to Clause 17.2 above), Clause 15 (*Default option*), Clause 18 (*Permitted transfers*), Clause 19 (*Pre-emption on the transfer of shares by Major Shareholders*), Clause 20 (*Right of first offer on the transfers of shares by IFC or ADB*), Clause 21 (*IFC/ADB Tag Rights*) or Clause 22 (*Drag Rights*) shall amend or modify the rights and obligations of the

parties under the Project Funds Agreement, the Share Retention Agreement or any other Finance Document (including but not limited to those rights, obligations and restrictions in relation to transfers of Shares).

18 PERMITTED TRANSFERS

18.1 Subject to Clause 17.2, a transfer of the full legal and beneficial ownership of any Shares may be made at any time in each of the following cases:

(a) with the prior written consent of all the Shareholders for the time being of the Company;

(b) a transfer to an Associate of the transferor provided that such Associate enters into a Deed of Adherence and the transferor guarantees the obligations of and performance by the transferee;

(c) a transfer of Shares by YSIL to FMI or by FMI to YSIL;

(d) a transfer of Shares by IFC to ADB or by ADB to IFC;

(e) in the case of ME (SPV), pursuant to Clause 18.5;

(f) pursuant to and in accordance with the Put Option Agreements; or

(g) a transfer of Shares by ME (SPV) to ME or MC or by ME to MC and vice versa,

(a transferee to whom Shares are transferred pursuant to any such transfer shall be referred to as a "**Permitted Transferee**").

18.2 In the event of a proposed transfer by a Major Shareholder pursuant to Clause 18.1, to ascertain whether a proposed transferee is a Permitted Transferee, the Directors nominated by the other Shareholders may require the transferor or the transferee to provide such information as they may reasonably specify.

18.3 The Directors may refuse to register a transfer by a Major Shareholder which purports to be a permitted transfer as long as reasonably satisfactory replies in relation to a request for information under Clause 18.2 have not been received.

18.4 Notwithstanding anything else in this Agreement (including but not limited to Clause 17.2), after providing the other Shareholders with a notice in writing, a transfer of the full legal and beneficial ownership of any Shares held by either IFC and ADB may be made without restriction if:

(a) the Company, FMI, YSIL or ME (SPV) fails to comply with the covenants set out in paragraph 1 of Schedule 7 (*IFC Policy Rights*) or Section II of Schedule 8 (*ADB Policy Rights*);

(b) there is a major breach of the environmental and social covenants set out in paragraph 2 of Schedule 7 (*IFC Policy Rights*) or Section I and Section V of Schedule 8 (*ADB Policy Rights*) which if capable of being cured is not cured within a period of 30 days of the relevant party being notified of such breach;

(c) there is a breach of Clause 8 (*Reserved matters*);

(d) there is a Disposal, purported Disposal or attempted Disposal, issue or allotment of Shares, shares in ME (SPV) or shares in YSIL to a Restricted Transferee; or

(e) a Put Option Notice (as defined in the relevant Put Option Agreement) is served in accordance with any of the Put Option Agreements.

18.5 In the event that there is a Japanese Unlawfulness Event:

(a) ME (SPV) shall be entitled to transfer the full legal and beneficial ownership of its Shares to YSH or YSIL or a third party which is not a Restricted Transferee; and

(b) any such transfer shall be subject to the pre-emption provisions set out in Clauses 19.2 to 19.13 but not be subject to the provisions of Clause 21 (*IFC/ADB* Tag Rights),

save that as long as the Project Funds Agreement is in force, any such transfer pursuant to Clause 18.5(a) shall be in accordance with the Finance Documents but not subject to the pre-emption provisions set out in Clauses 19.2 to 19.13.

19 PRE-EMPTION ON THE TRANSFER OF SHARES BY MAJOR SHAREHOLDERS

19.1 Subject to Clause 17 (*Transfer of shares and Shareholder Loans*) and other than pursuant to Clause 18 (*Permitted transfers*) or other than pursuant to a transfer resulting from the exercise of the Accepting Shareholder of its rights under Clause 22 (*Drag Rights*), no Major Shareholder shall transfer the full legal and beneficial ownership of its Shares unless and until the rights of pre-emption conferred by this Clause 19 (*Pre-emption on the transfer of shares by Major Shareholders*) have been exhausted. For the avoidance of doubt, this Clause 19 (*Pre-emption on the transfer of shares by Major Shareholders*) shall not apply in relation to any transfer of Shares pursuant to Clause 14 (*Procedure in the event of Deadlock*) and Clause 15 (*Default option*).

19.2 Before a Major Shareholder wishes to transfer or agrees to transfer the full legal and beneficial interest in any Shares registered in its name (the "**Seller**") to a third party purchaser (the "**Proposed Purchaser**"), it shall first give to the other Major Shareholders (the "**Continuing Shareholders**") and the Company a written notice of such desire which notice shall contain the information referred to in Clause 19.3 (a "**Pre-Emption Notice**").

19.3 The Pre-Emption Notice shall contain the following information:

(a) the identity of the Proposed Purchaser;

(b) the number of Shares proposed to be sold and transferred (the "**Seller's Shares**");

(c) the price fixed by the Seller and the Proposed Purchaser for the sale of each such Seller's Shares which shall be satisfied in cash only and in full on completion of the said sale (the "**Offer Price**"); and

(d) the other terms and conditions of such sale (if any) (the "**Prescribed Terms**"), provided that the Prescribed Terms shall not contain any provision making the offer or sale dependent or conditional upon the sale, purchase, grant, supply or provision of any other assets, services, products or rights or have attached thereto any other form of consideration and shall not include any direct or indirect collateral agreements or arrangements between the Seller, the Proposed Purchaser and/or any other third party concerning the sale of the Seller's Shares.

19.4 The Pre-Emption Notice shall constitute an offer by the Seller for the sale of the Seller's Shares to the Continuing Shareholders at the Offer Price and on the Prescribed Terms (if any), and the Pre-Emption Notice once given, may not be withdrawn or varied.

19.5 The Company shall, within ten (10) Business Days of receipt of the Pre-Emption Notice, offer (the "**Offer**") the Seller's Shares in writing to the Continuing Shareholders in proportion to their existing holdings of Shares, fractions being rounded upwards ("**Proportionate Entitlement**"). Each Offer shall provide all information contained in the Pre-Emption Notice and specify:

(a) the total number and class of the Seller's Shares;

(b) the number offered to each Continuing Shareholder; and

(c) the Offer Price and the Prescribed Terms (if any).

19.6 The Offer will also invite each Continuing Shareholder to notify the Company in writing within 15 Business Days of the Offer being made (the "**Acceptance Period**") whether such Continuing Shareholder accepts in whole its Proportionate Entitlement of the Continuing Shareholder and if it does so accept whether such acceptance requires, and is subject to, the approvals of its shareholders ("**Continuing Shareholder Approval**"), provided that if that is the case the Continuing Shareholder must seek such approval as soon as reasonably practicable and shall have no greater than 60 Business Days after the expiry of the Acceptance Period in which to obtain it ("**Continuing Shareholder Approval Period**").

19.7 If a Continuing Shareholder does not accept the Offer in respect of all of the Seller's Shares allocated to it within the Acceptance Period, the Continuing Shareholder shall be deemed to have declined it. If a Continuing Shareholder accepts the Offer, it shall not be entitled to withdraw its acceptance, provided that if any necessary approval of the Continuing Shareholder's shareholders shall have been duly sought in accordance with Clause 19.6 but not obtained within the Continuing Shareholder Approval Period, then such acceptance and right of the Continuing Shareholder to acquire any Seller's Shares shall cease to have effect and be deemed to be an invalid acceptance for Seller's Shares for the purposes of Clause 19.8.

19.8 Upon the expiry of the later of the Acceptance Period and, if a Continuing Shareholder's acceptance of the Offer is subject to any Continuing Shareholder Approval, the Continuing Shareholder Approval Period, if some only (but not all) of the Seller's Shares have been accepted by the Continuing Shareholders, the Continuing Shareholders who have accepted in full the Offer made to them (the "**Accepting Shareholders**") shall, for a further period of fourteen (14) days

following the later of the Acceptance Period or the Continuing Shareholder Approval Period, have the option but not the obligation to accept the Offer in respect of all of the Shares so declined or deemed to have been declined (the "**Remaining Seller's Shares**") or in the case of competition among the Accepting Shareholders, in such proportions as are equal to (as nearly as possible) the proportions of all the Shares held by such Accepting Shareholders or in such other proportion as they may agree among themselves, so that all and not some only of the Remaining Seller's Shares comprised in the Offer shall be fully taken up. For the avoidance of doubt, if some only (and not all) of the Remaining Seller's Shares comprised in the Offer are accepted within this further fourteen (14) days, the Offer shall be deemed to have been declined in whole in respect of all of the Seller's Shares and Clause 19.11 shall apply.

19.9 If all the Seller's Shares have been accepted in full by the Continuing Shareholders, the Company will give notice in writing ("**Allocation Notice**") to the Seller and to each Accepting Shareholder (with a copy to IFC and ADB) specifying:

(a) the number of Seller's Shares so allocated to the Accepting Shareholder;

(b) the aggregate price payable for them; and

(c) the place and time (being not later than ten (10) Business Days after the date of the Allocation Notice) when the sale and purchase of the Seller's Shares will be completed.

19.10 Subject to Clause 23 (*Completion of the sale and purchase of shares*) and Clause 21 (*IFC/ADB Tag Rights*), completion of the sale and purchase of Seller's Shares in accordance with the Allocation Notice will take place at the place and time specified in the Allocation Notice when the Seller will, upon payment of the due price, transfer those Seller's Shares specified in the Allocation Notice and the Seller shall deliver or cause to be delivered to the Company a duly executed transfer(s) in respect of the Seller's Shares (and a share certificate(s) in respect of those Shares) in favour of each of the Accepting Shareholders (or as it directs) listed in the Allocation Notice, together with any power of attorney under which the transfer has been executed. The Seller shall do all other things and execute all other documents as the Accepting Shareholders may reasonably require to give effect to the sales and purchases of the Seller's Shares. The Seller's Shares shall be deemed to be sold by the Seller free from any Encumbrances and with full title guarantee with effect from the date of transfer.

19.11 If the Offer is declined or deemed to be declined, the Company will notify the Seller of that fact in writing. Subject to Clause 21 (*IFC/ADB* Tag Rights) and Clause 22 (*Drag Rights*), during the 60 days following the date of the notice of the Company, the Seller shall be at liberty to transfer the Sale Shares to the Proposed Purchaser and at any price (not being less than the Offer Price) to be satisfied in cash only and in full on completion and on terms not more favourable than the Prescribed Terms (if any) except that the Seller may provide representations, warranties, covenants and indemnities customary for such transfer to such person. The Seller shall give as soon as practicable prior written notice to all Shareholders of the timing of completion of the sale to the Proposed Purchaser.

19.12 Completion of any transfer of the Seller's Shares to a Proposed Purchaser pursuant to this Clause 19 (*Pre-emption on the transfer of shares by Major Shareholders*) shall be subject to the condition that the Proposed Purchaser shall first have executed the Deed of Adherence.

19.13 If the sale and purchase of the Seller's Shares to the Proposed Purchaser does not complete within the sixty (60) day period referred to in Clause 19.11 and the Seller wishes to sell the Seller's Shares to another third party, then the pre-emption process set out in this Clause 19 (*Pre-emption on the transfer of shares by Major Shareholders*) shall apply again in respect of the Seller's Shares before the Seller may, subject to Clause 21 (*IFC/ADB* Tag Rights) and Clause 22 (*Drag Rights*), sell the Seller's Shares to that third party.

20 RIGHT OF FIRST OFFER ON THE TRANSFERS OF SHARES BY IFC OR ADB

20.1 If either of IFC or ADB wish to transfer the full legal and beneficial interest in any Shares registered in its name (the "**ROFO Seller**"), other than pursuant to Clause 18 (*Permitted transfers*) it shall first give to YSIL and the Company a written notice notifying YSIL and the Company of its intention and specifying the number of Shares ("**ROFO Shares**") that it intends to sell (a "**ROFO Notice**").

20.2 YSIL shall have 15 days following receipt of the ROFO Notice to give a written notice to the ROFO Seller (a "**YSIL Offer Notice**") offering to purchase the ROFO Shares for the price specified in the YSIL Offer Notice.

20.3 The YSIL Offer Notice will also indicate whether such offer requires, and is subject to, the approval of YSIL's shareholders ("**YSIL Shareholder Approval**"), provided that if that is the case YSIL must seek such approval as soon as reasonably practicable and shall have no greater than 60 Business Days after the date of the YSIL Offer Notice in which to obtain it ("**YSIL Shareholder Approval Period**").

20.4 Such offer in the YSIL Offer Notice shall remain open for at least 45 days or if the offer is subject to YSIL Shareholder Approval, a period of 15 days after the YSIL Shareholder Approval is obtained (the "**YSIL Offer Period**"). If the offer is subject to any YSIL Shareholder Approval but such approval is not obtained within the YSIL Shareholder Approval Period, then such offer and right of YSIL to acquire any ROFO Shares shall cease to have effect and be deemed to be an invalid offer for the ROFO Shares.

20.5 If the ROFO Seller accepts the offer contained in the YSIL Offer Notice within the YSIL Offer Period then the ROFO Seller shall sell and YSIL shall purchase the ROFO Shares at the price specified in the YSIL Offer Notice within ten (10) Business Days of the acceptance and otherwise in accordance with Clause 23 (*Completion of the sale and purchase of shares*).

20.6 The ROFO Seller shall have 90 days following receipt of the YSIL Offer Notice (the "**Marketing Period**") to market the ROFO Shares to such prospective third party purchasers (without limiting the ability of the ROFO Seller to accept the offer in the YSIL Offer Notice within the YSIL Offer Period) save that the ROFO Seller shall notwithstanding Clause 30 be permitted to disclose the presence of an offer and the price of such offer but shall at all times keep the other terms and conditions of the YSIL Offer Notice confidential. Where one or more third parties offer to purchase the ROFO Shares at a higher price than the price specified in the YSIL Offer Notice and otherwise on terms which are no more favourable to such prospective third party purchasers than those which would have applied on a sale to YSIL, the ROFO Seller shall be entitled to sell the ROFO Shares to such third party, provided that:

(a) such sale is on a bona fide arm's length terms to a third party or third parties acting in concert and is completed within three months of the end of the Marketing Period; and

(b) the proposed transferee shall have first entered into a Deed of Adherence.

20.7 If there are no offers during the Marketing Period for a price per ROFO Share higher than that specified in the YSIL Offer Notice, the ROFO Seller may, in its absolute discretion:

(a) if the Marketing Period expires during the Put Period (as defined in the Put Option Agreement), sell the ROFO Shares to YSIL for cash at the price that would be paid under the Put Option Agreement as if the put option had been exercised on the last day of the Marketing Period (such price, the "**Put Price**"). The ROFO Seller shall sell and YSIL shall purchase the ROFO Shares at the Put Price within ten (10) Business Days of written notice from the ROFO Seller that it elects to sell the ROFO Shares to YSIL at the Put Price and otherwise in accordance with Clause 23 (*Completion of the sale and purchase of shares*); or

(b) retain the ROFO Shares in which case if the ROFO Seller wishes again to sell Shares, the process set out in this Clause 20 (*Right of first offer on the transfers of shares by IFC or ADB*) shall again apply to any future intention to sell.

20.8 At any time that IFC or ADB (as the case may be) wish to sell or transfer Shares (whether pursuant to this Clause 20 (*Right of first offer on the transfers of shares by IFC or ADB*) or Clause 18 (*Permitted transfers*)) the Company shall, and the Major Shareholders shall procure that the Company shall, provide reasonable access to board members, Company management and staff and information as requested by potential purchasers of such Shares and shall otherwise facilitate any sale by IFC and/or ADB.

20.9 For the avoidance of doubt, the right of IFC or ADB to transfer their Shares in accordance with this Clause 20 (*Right of first offer on the transfers of shares by IFC or ADB*) is without prejudice to their rights under the Put Option Agreements. Any Shares not transferred by IFC or ADB pursuant to the Put Option Agreements or this Agreement shall remain subject to the put options in the Put Option Agreements or the right of first offer set out above (as applicable).

21 IFC/ADB TAG RIGHTS

21.1 If YSIL and/or FMI (the "**Selling Shareholder(s)**") proposes to transfer the full legal and beneficial interest, in one or a series of related transactions, in any Shares (the "**Sale Shares**") (other than a transfer to an Associate pursuant to Clause 18.1(b) or a sale by YSIL or FMI to each other (as the case may be) pursuant to Clause 18.1(c)), then the Selling Shareholder(s) shall notify the other Major Shareholders and IFC and ADB (collectively the "**Remaining Shareholders**") and the Directors in writing of such intended transfer not less than thirty (30) Business Days prior to the date on which such transfer is proposed to be made. That notice (the "**Tag Notice**") shall fully describe all material terms and conditions (including terms relating to price, time of completion and conditions precedent) agreed between the Selling Shareholder(s) and the proposed transferee (the "**Proposed Transferee**").

21.2 The Tag Notice shall be accompanied by a written irrevocable unconditional (except for any conditions which apply to the proposed transfer of the Sale Shares) offer (the "**Tag Offer**") by the Proposed Transferee to buy the Relevant Proportion of the Shares and Shareholder Loans (the "**Tag Shares and Shareholder Loans**")

held by the Remaining Shareholders on the same terms (including price per Share and price for the principal of the Shareholder Loan) as apply to the purchase of the Sale Shares save that if this would result in any of the Remaining Shareholders having a Shareholding Percentage of less than 2.5%, such Tag Offer shall be increased to include all of the Shares and Shareholder Loans held by that Remaining Shareholder.

21.3 The Tag Offer shall remain open for acceptance for not less than 30 Business Days after the date of the Tag Notice and shall provide for the purchase of the Tag Shares and Shareholder Loans to be completed at the same time as the purchase of the Sale Shares, which may not be earlier than five Business Days after the end of the period for which the Tag Offer is open for acceptance.

21.4 Any Remaining Shareholder may, within the period during which the Tag Offer remains open for acceptance, notify the Selling Shareholder(s) in writing that it wishes to accept the Tag Offer.

21.5 If the Proposed Transferee(s) does not purchase the Tag Shares and Shareholder Loans in accordance with this Clause 21 (*IFC/ADB Tag Rights*), the Selling Shareholder(s) may not sell the Sale Shares to the Proposed Transferee and the Directors shall refuse to register any transfer prohibited by this Clause 21 (*IFC/ADB* Tag Rights).

22 DRAG RIGHTS

22.1 Subject to the provisions of Clause 19 (*Pre-emption on the transfer of shares by Major Shareholders*) being always complied with first, if:

(a) a Major Shareholder proposes to sell, in one or a series of related transactions, any Shares to the Proposed Transferee(s) pursuant to Clause 19.12; and

(b) that transfer would (if registered) result in the Proposed Transferee(s) and its Associates holding Shares representing not less than 90% of the voting rights attaching to the issued Shares in the Company,

then the Seller shall notify each of the other Major Shareholders of the Company (copied to ADB and IFC in so far as they are still a Shareholder) (the "**Other Major Shareholders**") in writing of such intended transfer, not less than thirty (30) Business Days prior to the date on which such sale is proposed to be made, requiring it to sell all (but not some only) of its Shares to the Proposed Transferee(s) (or its nominee) at the same price per Share and on the same terms.

22.2 The sale of the Other Major Shareholders' Shares shall be completed at the same time as the sale of the Seller's Shares.

23 COMPLETION OF THE SALE AND PURCHASE OF SHARES

23.1 This Clause 23 (*Completion of the sale and purchase of shares*) applies to transfers between the Shareholders pursuant to Clause 14 (*Procedure in the event of Deadlock*), Clause 15 (*Default option*), Clause 17 (*Transfer of shares and Shareholder Loans*), Clause 18 (*Permitted transfers*), Clause 19 (*Pre-emption on the transfer of shares by Major Shareholders*), Clause 21 (*IFC/ADB* Tag Rights), and Clause 22 (*Drag Rights*) ("**Transfer Clauses**").

23.2 Any sale of Shares pursuant to the Transfer Clauses shall be on terms that those Shares are sold with title warranties free from Encumbrances and with all rights attaching to them with effect from the relevant transfer date.

23.3 At completion the selling Shareholder shall deliver or cause to be delivered to the buying Shareholders (or as they may direct) a duly executed transfer in respect of the selling Shareholder's Shares in favour of the buying Shareholders (or as they direct), together with any power of attorney under which the transfer has been executed, against which the buying Shareholder(s) shall each deliver to the selling Shareholder a cashier's order in United States Dollars for an amount equal to the price for those Shares.

23.4 The selling Shareholder shall do all other things and execute all other documents as the buying Shareholder(s) may reasonably require to give effect to the sale and purchase of the relevant Shares.

23.5 As security for the performance of its obligations under the Transfer Clauses, each Major Shareholder irrevocably appoints the Company, acting by any Director, to be its attorney for the following purposes:

(a) to approve, execute (as a deed or otherwise) and deliver all such documents as its attorney shall in its absolute and unfettered discretion deem necessary for the purpose of giving effect to any transfer of Shares pursuant to the Transfer Clauses;

(b) to receive the purchase money; and

(c) to cause the transferee's name to be entered into the register of members of the Company as the holder of the relevant Shares.

23.6 The Company shall hold any purchase money received pursuant to Clause 23.5(b) on trust for the selling Major Shareholder but on terms that it is not to be bound to earn or pay interest on such monies. The Company shall transfer such monies to the relevant selling Major Shareholder as soon as reasonably practicable following receipt.

23.7 In respect of a Major Shareholder, the receipt by the Company of the purchase money for the Shares shall be a good discharge of the relevant transferee's obligations to pay the purchase money.

23.8 Each Major Shareholder undertakes to ratify whatever the attorney does or lawfully causes to be done under the authority or purported authority of the power of attorney contained in Clause 23.5.

23.9 If the buying Shareholder fails to pay the purchase price in full to the selling Shareholder on the relevant completion date, interest will accrue on the amount unpaid from the completion date until the date of payment at the rate per annum of five per cent (5%) above three-month LIBOR on the Dollar equivalent of the amount.

23.10 In the event any transfer of the Shares pursuant to the Transfer Clauses requires any approval from the MIC or any other Authority in Myanmar, such transfer of the Shares shall occur immediately after such approvals are obtained and each of the Shareholders shall provide such reasonable assistance as may be reasonably requested by the Company to obtain such approvals.

24 NEW ISSUE OF SHARES

24.1 Unless otherwise agreed in the Subscription Agreements or pursuant to a Qualifying IPO undertaken in accordance with this Agreement, any issuance of Shares (the "**New Shares**") shall be made in accordance with this Clause 24 (*New issue of shares*).

24.2 Any issuance of New Shares shall, before issue, be offered in writing for subscription in the first instance to each of the Shareholders in the Shareholding Percentages, as nearly as may be (each such offer being a "**Subscription Offer**"). Each of the Shareholders to whom such offer is made has the right but is not obliged to accept the Subscription Offer.

24.3 Subject to Clause 24.4, a Subscription Offer may be accepted in writing by the Shareholders as to all or some only of the New Shares comprised in such Subscription Offer within thirty (30) days from the date of such Subscription Offer; and failing such acceptance, shall be deemed to have been declined.

24.4 Where a Subscription Offer is declined or deemed to have been declined, the Shareholders who have accepted in full the Subscription Offer made to them shall, for a further period of fourteen (14) days following the thirty (30) day period mentioned in Clause 24.3, have the option but not the obligation to subscribe for all the New Shares so declined or deemed to have been declined (the "**Declined Subscription Shares**") or, in the case of competition among the Shareholders, in proportion (as nearly as may be) to their relative Shareholding Percentage as at the date of the Subscription Offer or in such other proportion as they may agree among themselves.

24.5 Subject to obtaining the relevant approvals under Clause 8 (*Reserved matters*), any Declined Subscription Shares not accepted for subscription under Clause 24.4 may be offered for subscription to non-shareholders of the Company.

25 TRANSFERS AND ASSIGNMENTS

25.1 The Company shall not, and the Shareholders shall procure that the Company shall not, register any transfer or allotment if it is not in accordance with this Agreement.

25.2 Prior to any transfer of any Shares in the Company being completed the transferor shall procure that the transferee (save where the transferee is a member of the Company and is either an original party to this Agreement or has executed a Deed of Adherence) shall execute a Deed of Adherence. The Shareholders shall procure that the Company shall not register the transferee as the holder of the Shares being transferred until such Deed of Adherence has been executed by the parties to it. Each party to this Agreement shall enter into a Deed of Adherence whenever requested to do so by another party provided such transfer is permitted by this Agreement. The foregoing provisions of this Clause 25.2 shall apply equally in relation to any issue of Shares to a person who is not already a member of the Company.

25.3 On a sale or transfer of Shares in accordance with this Agreement whether to a third party or an existing Shareholder, each selling Shareholder shall:

(a) repay all loans, loan capital, borrowings and indebtedness in the nature of borrowings owed by that Shareholder or its Associates (together with any accrued interest) to the Company and its subsidiaries;

(b) procure the removal of any Directors or Secretary of the Company and its subsidiaries appointed by it;

(c) assign, novate or transfer the Relevant Proportion of any Shareholder Loans and cause to be assigned, novated or transferred all other loans, loan capital, borrowings and indebtedness in the nature of borrowings owed by the Company to any of its Associates that are not also members of the Company (together with accrued interest) to the transferee of the relevant Shares; and

(d) procure the transfer of any Shares held by any Director it has appointed to the Board to the buying Shareholder or transferee or its nominee.

25.4 On a purchase or transfer of Shares among Shareholders, the buying Shareholders shall further:

(a) procure that the Relevant Proportion of Shareholder Loans, borrowings and indebtedness in the nature of borrowings (other than those incurred in the normal course of trade) owed by the Company and/or its subsidiaries to each selling Shareholder or any of its Associates that are not also members of the Company (together with any accrued interest) are assigned to the buying Shareholder(s) for such value as may be agreed between the Shareholders; and

(b) use all reasonable endeavours (but without involving any financial obligation on its part) to procure the release of any guarantees, indemnities, security or other comfort given by the selling Shareholder(s) to or in respect of the Company and its subsidiaries.

25.5 On a sale or transfer of Shares in accordance with this Agreement whether to a third party or an existing Shareholder, each of the remaining Shareholders shall use all reasonable endeavours (but without involving any financial obligation on its part) to procure the release of any guarantees, indemnities, security or other comfort given by the selling Shareholder(s) to or in respect of the Company and its subsidiaries.

25.6 Except as permitted by this Agreement or with the written consent of all the other Shareholders, a Shareholder shall not assign, transfer, grant any security interest over or hold on trust any of its rights or obligations under this Agreement or any interest in them.

25.7 This Agreement binds each party's successors and permitted assigns.

26 QUALIFYING IPO

26.1 If the Company proposes a Qualifying IPO, it shall notify all Shareholders prior to entering into any discussions with potential advisors (including an underwriter) and each of the Shareholders hereby expressly waives its pre-emption rights in respect of any transfer or allotment of equity securities in the Company pursuant to such Qualifying IPO.

26.2 If the Board recommends the Qualifying IPO and this is approved by Shareholders holding in aggregate not less than 75% of the Shareholding Percentage, the Major Shareholders shall enter into binding lock-up arrangements with the underwriters on terms as the underwriters and such Major Shareholders deem appropriate.

26.3 On a Qualifying IPO:

(a) the Major Shareholders will provide customary warranties and indemnities to the underwriters;

(b) to the extent lawful, the Company shall be responsible for the reasonable costs and expenses incurred by the Shareholders in connection with such Qualifying IPO;

(c) all Shareholder Loans advanced by the Shareholders shall be converted into Shares at such conversion rate as may be agreed by (i) Shareholders holding a Shareholding Percentage of at least 10%; and (ii) in so far as they are still Shareholders, IFC and ADB, save that, after the conversion, the Shareholding Percentages immediately prior to such conversion will be the same immediately after such conversion; and

(d) all the Shares of IFC and ADB shall be freely tradable and not subject to any lock-up (other than lock-up periods required by regulatory or listing rules in connection with the public offering).

27 ME (SPV) GUARANTEE

27.1 Each of the ME (SPV) Guarantors hereby irrevocably and unconditionally guarantees to each of the Shareholders (other than ME (SPV)) and the Company (each an "**ME (SPV) Indemnified Party**") and for so long only as it remains a shareholder of ME (SPV), the proper and punctual performance by ME (SPV) of all of its obligations under this Agreement or the other documents to be executed in connection with it insofar as such obligations relate to any financial liability under the terms of this Agreement or other documents to be executed in connection with this Agreement (**"Relevant Obligations"**) and, for so long only as it remains a shareholder of ME (SPV), indemnifies each ME (SPV) Indemnified Party on demand against losses and expenses which such ME (SPV) Indemnified Party suffers by reason of a default by ME (SPV) in the performance of the Relevant Obligations and agrees to compensate the ME (SPV) Indemnified Party for all resulting loss and damage. The obligations of the ME (SPV) Guarantors are several and their responsibility for any Relevant Obligations arising under this Clause 27 (*ME (SPV) Guarantee*) shall be equally apportioned as between them.

27.2 Notwithstanding anything to the contrary, all obligations and liabilities of the ME (SPV) Guarantors under this Clause 27 shall lapse and terminate upon the ME (SPV) Guarantors ceasing to be a shareholder of ME (SPV) provided however such transfer of ME (SPV) Guarantors shareholding in ME (SPV) is carried out in accordance with this Agreement and save in respect of any obligations and the liabilities accrued before it ceases to be such a shareholder.

27.3 If ME (SPV) defaults in the performance of any Relevant Obligation and subject to Clause 27.2, ME (SPV) Guarantors shall on demand perform (or procure the performance of) that obligation, so that the same benefits shall be conferred on the ME (SPV) Indemnified Party as it would have received if ME (SPV) had duly performed that obligation.

27.4 Subject to Clause 27.2, the obligations and liabilities of ME (SPV) Guarantors in this Clause are continuing obligations and liabilities which shall remain in force until the Relevant Obligations have been performed.

27.5 The obligations of ME (SPV) Guarantors under this Agreement are several as provided in Clause 27.1 and subject to Clause 27.2, shall not be affected by anything which, but for this Clause, might operate to release or otherwise

exonerate it from or affect its obligations. In particular (but without limitation) none of the following shall affect the obligations of ME (SPV) Guarantors:

(a) time, indulgence, waiver or consent given at any time to ME (SPV) or another person;

(b) a compromise or release of or abstention from perfecting or enforcing any rights or remedies against ME (SPV) or another person;

(c) a legal limitation, disability, incapacity or other circumstances relating to ME (SPV) or another person;

(d) an amendment to or variation of the terms of this Agreement or another document referred to in this Agreement;

(e) an irregularity, unenforceability or invalidity of the obligations of a party to this Agreement; and

(f) the dissolution, amalgamation, reconstruction or insolvency of ME (SPV).

27.6 The obligations and liabilities contained in this Clause may be enforced without the ME (SPV) Indemnified Party first taking any action against ME (SPV).

27.7 An ME (SPV) Indemnified Party may make one or more demands under this Clause.

28 **YSIL GUARANTEE**

28.1 YSH hereby irrevocably and unconditionally guarantees to each of the other Shareholders (excluding YSIL) and the Company (each a "**YSH Indemnified Party**") and for so long only as it remains a shareholder of YSIL, the proper and punctual performance by YSIL of all of its obligations under this Agreement or the other documents to be executed in connection with it and, for so long only as it remains a shareholder of YSIL, further indemnifies each YSH Indemnified Party on demand against losses and expenses which such YSH Indemnified Party suffers by reason of a default by YSIL in the performance of its obligations under this Agreement or the other documents to be executed in connection with this Agreement (to which YSIL is a party) and agrees to compensate the YSH Indemnified Party for all resulting loss and damage.

28.2 If YSIL defaults in the performance of its obligations under this Agreement, YSH shall on demand perform (or procure the performance of) that obligation, so that the same benefits shall be conferred on the YSH Indemnified Party as it would have received if YSIL had duly performed that obligation.

28.3 The obligations and liabilities of YSH in this Clause are continuing obligations and liabilities which shall remain in force until the obligations of YSIL under this Agreement and the other documents to be executed in connection with this Agreement (to which YSIL is a party) have been performed.

28.4 The obligations of YSH under this Agreement shall not be affected by anything which, but for this Clause, might operate to release or otherwise exonerate it from or affect its obligations. In particular (but without limitation) none of the following shall affect the obligations of YSH:

(a) time, indulgence, waiver or consent given at any time to YSIL or another person;

(b) a compromise or release of or abstention from perfecting or enforcing any rights or remedies against YSIL or another person;

(c) a legal limitation, disability, incapacity or other circumstances relating to YSIL or another person;

(d) an amendment to or variation of the terms of this Agreement or another document referred to in this Agreement;

(e) an irregularity, unenforceability or invalidity of the obligations of a party to this Agreement; and

(f) the dissolution, amalgamation, reconstruction or insolvency of YSIL.

28.5 The obligations and liabilities contained in this Clause may be enforced without the YSH Indemnified Party first taking any action against YSIL.

28.6 A YSH Indemnified Party may make one or more demands under this Clause.

29 ANNOUNCEMENTS

29.1 None of the parties or their Associates may represent IFC's or ADB's views on any matter, or use IFC's or ADB's name in any written material provided to third parties, without IFC's or ADB's (as applicable) prior written consent.

29.2 No announcement shall be made by the Major Shareholders or the ME (SPV) Guarantors in relation to this Agreement unless:

(a) it is in the agreed form; and

(b) it is required to be made by law, the Singapore Exchange Limited, or any other regulatory or governmental body to which a Shareholder is subject, in which case that party shall to the extent reasonably practicable consult with the other Shareholders as to the form, content and timing of the announcement.

30 NON-DISCLOSURE OF INFORMATION

30.1 Despite the duties owed by the Directors to the Company and its subsidiaries, a Director may disclose information and provide relevant documents and materials about the Company and its subsidiaries and discuss their affairs, accounts or finances with appropriate officers and senior employees of the Shareholder who appointed him. Each of the Shareholders may disclose details of the affairs, accounts and finances of the Company and its subsidiaries to that Shareholder's professional and financial advisers who are required to know the same to carry out their duties. Any information, documents or material supplied to or by a Shareholder in accordance with this Clause 30 (*Non-disclosure of information*) shall, subject to Clause 30.3 and Clause 30.4, be kept strictly confidential.

30.2 Subject to Clause 30.3 and Clause 30.4, the Major Shareholders, YSH and the ME (SPV) Guarantors shall keep confidential (and shall procure that their employees and agents keep confidential) all Confidential Information acquired in consequence of or in contemplation of this Agreement. Each of the Major Shareholders, YSH and the ME (SPV) Guarantors will not use or disclose any Confidential Information except with the prior written consent of the party to which it relates (and the other Shareholders, where the party to which it relates is the Company or any of its subsidiaries) or in accordance with the order of a court of competent jurisdiction.

30.3 The obligations in Clause 30.1 and Clause 30.2 will continue without limit in time and shall remain binding on the Major Shareholders, YSH and the ME (SPV) Guarantors even after the relevant party has ceased to be a party to this Agreement. However, they will not apply to information which is in, or comes into, the public domain other than by reason of a breach of this Clause 30 (*Non-disclosure of information*).

30.4 Nothing in Clause 30.1 and Clause 30.2 will prevent a party from disclosing Confidential Information if and to the extent:

(a) the information is or becomes publicly available (other than by breach of this Agreement);

(b) the party to which such information relates (and the other Shareholders, where the party to which it relates is the Company or any of its subsidiaries) has given prior written approval to the disclosure or use thereof;

(c) the disclosure or use is required for the purpose of any judicial or arbitral proceedings arising out of this Agreement or any documents to be entered into pursuant to it;

(d) the disclosure of information is to any tax authority to the extent such disclosure is reasonably required for the purposes of the tax affairs of the party concerned or any of its Associates;

(e) the disclosure of information is on a confidential basis to a bona fide third party or professional advisers or financiers of such third party wishing to acquire Shares from a Shareholder in accordance with the terms of this Agreement to the extent that any such persons need to know the information for the purposes of considering, evaluating, advising on or furthering the potential purchase, provided that no such disclosure shall be made unless:

(i) such person has agreed to be bound to observe the restrictions under this Clause 30 (*Non-disclosure of information*) to which the Shareholder concerned is subject or, in the case of advisers, are bound by professional duties of confidentiality; and

(ii) the package of information being disclosed has been approved in writing by the non-transferring Shareholders (such approval not to be unreasonably withheld or delayed),

provided that prior to disclosure or use of any information pursuant to Clause 30.4(c), the Shareholder concerned shall, to the extent reasonably practicable, promptly notify the non-transferring Shareholders of such requirement with a view to providing such non-transferring Shareholders with the opportunity to consult with the Shareholder concerned insofar as is reasonably practicable.

30.5 Notwithstanding anything stated in this Agreement, ADB shall be entitled to use or reproduce Confidential Information as required in its ordinary course of business and disclose any Confidential Information: (a) to any Authority or Specified International Finance Institution; (b) to any person in connection with any proposed sale, transfer, assignment or other disposition of ADB's Shares, Shareholder Loans or rights under this Agreement or any other Transaction

Document or Finance Document provided the person to whom the Confidential Information is to be given has entered into a confidentiality undertaking except that there is no requirement for a confidentiality undertaking if the recipient is a professional adviser and is subject to professional obligations to maintain the confidentiality of the Confidential Information; (c) required, under the Public Communications Policy, to be made publicly available on ADB's website (www.adb.org) including project data sheets ("**PDS**") that provide for a brief factual summary of the Company and the Business and certain other information regarding the Business, an abbreviated version of the report and recommendation of the President ("**RRP**") prepared in connection with the approval of ADB's investment by the Board of Directors and certain other documents required by the Public Communications Policy, provided that ADB shall not make publicly available any Confidential Information in any PDS, RRP or other report prepared by ADB without the prior written consent of the Company, which consent shall not be unreasonably withheld or delayed; (d) to the Board of Directors as part of ADB's approval process and portfolio administration. The members of the Board may seek instructions from their constituents and the Board documents and other relevant information may be distributed to representatives of the relevant member countries of ADB; and (e) in respect of which the relevant party has given its prior written consent.

30.6 Notwithstanding anything stated in this Agreement, IFC shall only hold, use and disclose any information which it is required to do as per IFC's Access to Information Policy, dated January 1, 2012, which is available at http://www.ifc.org/wps/wcm/connect/1960d6004997b3429ca3fcb2b4b33c15/AIPThePolicy.pdf?MOD=AJPERES, save that in instances where IFC discloses such Confidential Information to any person in connection with any proposed sale, transfer, assignment or other disposition of IFC's Shares, Shareholder Loans or rights under this Agreement or any other Transaction Document or Finance Document, such disclosure shall only be made provided the person to whom the Confidential Information is to be given has entered into a confidentiality undertaking except that there is no requirement for a confidentiality undertaking if the recipient is a professional adviser and is subject to professional obligations to maintain the confidentiality of the Confidential Information.

30.7 A Shareholder which ceases to be a Shareholder shall at that time hand over to the Company all information, documents, materials and correspondence belonging to or relating to the Business and shall, if so required by the Company, certify that it has not kept any records or copies of that information save that such Shareholder shall be entitled to (after returning a copy) retain a copy of such information for so long as required to fulfil any legal or tax obligations or to comply with the rules of any regulated stock exchange or to comply with any company internal compliance rules and standards (in which case all evidence of such internal compliance rules and standard shall be disclosed) provided it has given notice to the other Shareholders which information it is retaining for such purposes.

30.8 Where a party has provided information to any of the Major Shareholders or an ME (SPV) Guarantor it may demand its return at any time by notice in writing. Following the notice, the relevant Major Shareholders or ME (SPV) Guarantor shall (and shall procure that each of its Associates and its and their officers, employees and agents shall) hand over to the requesting party all such information, documents, materials and correspondence and shall, if so required by that party, certify that it has not kept any records or copies of that information.

31 **DURATION**

31.1 A party will cease to have any further rights or obligations under this Agreement and shall cease to be a party to his Agreement on ceasing to hold any Shares (or, in the case of the ME (SPV) Guarantors, on the ME SPV ceasing to hold any Shares) except in relation to the Surviving Provisions and provided that this Clause shall not affect any of the rights or liabilities of any parties in connection with any breach of this Agreement which may have accrued or occurred before the relevant party ceased to hold any Shares.

31.2 Unless the Shareholders agree otherwise, this Agreement shall terminate on the earliest to occur of the following:

(a) commencement of the Company's winding up; or

(b) such time as there is only one beneficial owner of the Shares,

save that upon a Qualifying IPO occurring, this Agreement will continue insofar as it is in line with Applicable Law, provided that IFC and ADB's rights and obligations under:

(i) Clauses 8 (*Reserved matters*), 17.1, 17.2 and 21 (*IFC/ADB Tag Rights*) shall terminate and cease to be of effect; and

(ii) Clause 7 (*Reporting and policy covenants*) shall be modified such that the rights and obligations are in line with Applicable Law.

31.3 The Surviving Provisions and any other provisions which expressly or by implication are necessary to give effect to the rights and obligations embodied in it shall continue to bind the parties after termination.

32 **CONSENTS**

32.1 Consents to be given by the parties under this Agreement shall be given in writing.

32.2 Where this Agreement provides that a matter is subject to the consent, approval or agreement of any party, then (except as expressly provided otherwise) it shall be in the absolute discretion of the party concerned as to whether (and if so, on what terms and conditions) the consent, approval or agreement is made.

33 **FURTHER ASSURANCE**

Each party shall:

(a) execute any document and do anything else that the other parties may reasonably require to give effect to this Agreement and the transactions intended to be effected by it; and

(b) use reasonable endeavours to procure that any relevant third party does the same.

34 **NO PARTNERSHIP**

Nothing in this Agreement gives rise to a partnership between the parties or constitutes one party the agent of another.

35 **CUMULATIVE RIGHTS**

The rights and remedies expressly conferred by this Agreement are cumulative and additional to any other rights or remedies a party may have.

36 **THIRD PARTY RIGHTS**

Unless the right of enforcement is expressly granted, the parties do not intend any third party to have the right to enforce any provision of this Agreement under the Contracts (Rights of Third Parties) Act 1999.

37 **COSTS**

37.1 Save as may otherwise be provided in writing, each party shall pay the costs and expenses incurred by it in connection with this Agreement.

37.2 The Company shall bear its own costs, fees and other expenses incurred in the presentation and execution of this Agreement and shall pay the costs, fees and expenses incurred in the formation of the Company.

37.3 Any stamp duties, transfer taxes, and/or similar expenses due in connection with the transfer of Shares shall be for the responsibility of the purchaser of the Shares save that if such transfer occurs pursuant to Clause 15 (*Default option*), such stamp duties, transfer taxes, and /or similar expenses shall be the responsibility of the Defaulting Shareholder.

38 **WAIVER**

A failure or delay in exercising any right or remedy under this Agreement shall not constitute a waiver of that right or remedy. A single or partial exercise of any right or remedy shall not prevent the further exercise of that right or remedy. A waiver of a breach of this Agreement shall not constitute a waiver of any other breach.

39 **VARIATIONS**

No variation of this Agreement shall be effective unless it is in writing and signed by or on behalf of each party.

40 **INVALIDITY**

40.1 The illegality, invalidity or unenforceability of any provision of this Agreement under any law of any jurisdiction shall not affect or impair the legality, validity or enforceability of the rest of this Agreement, nor the legality, validity or enforceability of that provision under the law of any other jurisdiction.

40.2 If any provision of this Agreement is held to be illegal, invalid or unenforceable under any law of any jurisdiction:

(a) that provision shall if possible apply in that jurisdiction with whatever modification or deletion is necessary so as best to give effect to the intention of the parties as recorded in this Agreement; or

(b) the parties shall negotiate in good faith to agree any revision necessary to make the provision legal, valid and enforceable so as best to give effect to the intention of the parties as recorded in this Agreement.

41 **ENTIRE AGREEMENT**

41.1 This Agreement (together with the documents entered into under it or at the same time as it) is the entire agreement between the parties, and replaces all previous agreements and understandings between them, relating to its subject matter.

41.2 The parties agree that no representations, warranties, undertakings or promises have been expressly or impliedly given in respect of the subject matter of this Agreement other than those which are expressly stated in this Agreement.

41.3 None of the parties shall have any remedy in respect of any statement not set out in this Agreement upon which it relied in entering into this Agreement, unless the statement was made fraudulently.

41.4 None of the parties shall be entitled to rescind or terminate this Agreement except as otherwise expressly provided in this Agreement.

41.5 The parties acknowledge that they have had the benefit of legal advice on the effects of this Clause 41 (*Entire agreement*) and confirm that they consider this Clause 41 (*Entire agreement*) to be reasonable in all circumstances of this Agreement.

42 **STATUS OF THE AGREEMENT**

If there is a conflict between the terms of this Agreement and those of the Articles or the articles of association of any of the Company's subsidiaries, the terms of this Agreement shall prevail but not so as to amend those articles of association. The Company shall not be bound by any provision that would constitute an unlawful fetter on any of its statutory powers.

43 **COMMUNICATIONS**

43.1 Communications under this Agreement shall be in English in writing (which shall not include email) and delivered by hand or sent by recorded delivery post (or airmail, if the destination is outside the country of origin), or fax to the relevant party at its address or number and for the attention of the individual set out below (or as notified in accordance with Clause 43.2).

(a) FMI

Address:	FMI Centre, Level 10 and 11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar
Fax number:	+95 1 246 881 / +95 1 246 882
Attention:	U Tun Tun, Chief Financial Officer

(b) YSIL

Address:	78 Shenton Way, #32-00, Singapore 079120
Fax number:	+65 6223 1990
Attention:	Cyrus Pun, Executive Director

(c) YSH

Address: 78 Shenton Way, #32-00, Singapore 079120

Fax number: +65 6223 1990

Attention: Cyrus Pun, Executive Director

(d) MC

Address: 6-1, Marunouchi 2-chome, Chiyoda-ku, Tokyo, Japan

Fax number: +81-3-3210-3376

Attention: Kentaro Koga, Head / Akihiro Kawano, Manager

(e) ME

Address: 6-1, Otemachi 1-chome, Chiyoda-ku, Tokyo, Japan

Email address: junta_kaneda@mec.co.jp

Fax number: +81-3-3214-3644

Attention: Junta Kaneda, Senior Manager

(f) IFC

Address: International Finance Corporation, 2121 Pennsylvania Avenue, N.W., Washington, D.C. 20433, United States of America

Fax number: +1 (202) 974 4321

Attention: Director, Manufacturing, Agribusiness and Services, Asia

With a copy (in the case of communications relating to payments) sent to the attention of the Director, Department of Financial Operations, at:

Fax number: +1 (202) 522-7419

Without in any way prejudicing, affecting or modifying the above, a copy of any notice given or made to IFC pursuant to the foregoing provisions shall also be sent by courier and fax to:

Address: International Finance Corporation, Manufacturing, Agribusiness and Services, Asia Department, 14/F One Pacific Place, 88 Queensway, Admiralty, Hong Kong SAR, China

Attention: Portfolio Officer for Landmark Myanmar (Project Number 33428)

Fax number: +852 2509 9363

43.2 A party may notify the other parties of a change to its details specified in Clause 43.1. The new address shall take effect as against the other parties five Business Days after receipt of that notice or such later date as may be specified in the notice.

43.3 Without evidence of earlier receipt, communications complying with Clause 43.1 are deemed received:

(a) if delivered by hand, at the time of delivery; or

(b) if sent by Recorded Signed For delivery, at 9.00 am on the second, or (if sent by airmail) fifth, Business Day after posting; or

(c) if sent by fax, at the time of transmission,

except that if deemed receipt would occur before 9.00am on a Business Day, it shall instead be deemed to occur at 9.00am on that day and if deemed receipt would occur after 5.00pm on a Business Day, or on a day which is not a Business Day, it shall instead be deemed to occur at 9.00am on the next Business Day. References in this Clause 43 (*Communications*) to a time of day are to the time of day at the location of the recipient.

43.4 In proving the giving of a communication, it shall be sufficient to prove that delivery was made to the appropriate address, or the communication was properly addressed and posted by prepaid recorded delivery post or prepaid airmail, or the fax was properly addressed and transmitted.

43.5 If a person for whose attention communications must be marked or copied has been specified pursuant to Clause 43.1, a communication will be effective only if it is marked for that person's attention or copied to that person (as the case may be).

43.6 This Clause 43 (*Communications*) does not apply to the service of any document required to be served in relation to legal proceedings.

44 COUNTERPARTS

This Agreement may be executed in any number of counterparts, which shall each constitute an original and together constitute one agreement. If this Agreement is executed in counterpart, it shall not be effective unless each party has executed at least one counterpart.

45 GOVERNING LAW

This Agreement and any non-contractual obligations arising in connection with it (and, unless provided otherwise, any document entered into in connection with it) shall be governed by and construed in accordance with English law.

46 DISPUTE RESOLUTION

46.1 Any dispute arising out of or relating to or having any connection with this Agreement, including any dispute as to its existence, validity, interpretation, performance, breach or termination or the consequences of its nullity and any dispute relating to any non-contractual obligations arising out of or in connection with it (each a "**Dispute**"), shall be resolved in accordance with Clauses 46.2 to 46.9 below.

46.2 In the event of any Dispute, the relevant party shall, within ten days of service of a written notice to the other parties to the Dispute (a "**Dispute Notice**"), hold a meeting (whether physical, through teleconference or videoconference, and referred to as a "**Dispute Meeting**") in an effort to resolve the Dispute. In the absence of agreement to the contrary, the Dispute Meeting shall be held at the registered office from time to time of the Company.

46.3 Each party to the Dispute shall use all reasonable endeavours to send a representative who has authority to settle the Dispute to attend the Dispute Meeting.

46.4 Any Dispute which is not resolved within twenty (20) days after the service of a Dispute Notice, whether or not a Dispute Meeting has been held, shall, at the request of any party to the Dispute by service of written notice (an "**Escalated Notice**") from a person with authority to resolve or negotiate in relation to the resolution of the issue, or any delegate of that person, (the "**Representative**") of any party to the counterpart of the other relevant parties made within thirty (30) days of the date of the Dispute Notice, be referred to the respective Representatives of the relevant parties in an additional effort to resolve the Dispute.

46.5 In the event that an Escalated Notice is not served within thirty (30) days after service of a Dispute Notice or that a Dispute is not resolved by the relevant Representatives within twenty (20) days of the date of the Escalated Notice, whether or not the relevant Representatives have met, the Dispute shall, at the request of any party, be referred to and finally resolved by arbitration under the Arbitration Rules of the Singapore International Arbitration Centre ("**SIAC**") from time to time in force (for the purpose of this Clause, the "**Rules**"), which Rules are deemed to be incorporated by reference in this Clause (provided that, in the event of any conflict between the Rules and the provisions of this Clause, the latter shall prevail).

46.6 The arbitration shall be before one arbitrator who shall be appointed by the President of the Court of Arbitration of the SIAC.

46.7 The seat of the arbitration shall be Singapore and the language of the arbitration shall be English.

46.8 The arbitral tribunal and any emergency arbitrator shall not be authorised to take or provide, and the parties other than IFC and ADB each agree that they shall not seek from any judicial authority, any interim measures of protection or pre-award relief ("**Interim Measures**") against IFC or ADB, its property or assets.

46.9 The parties agree and undertake to abide by the confidentiality provisions of the Rules save that Rule 35.2 shall be excluded and the confidentiality provisions shall not apply if and to the extent that IFC or ADB is permitted to disclose any confidential information pursuant to any other provision in this Agreement.

46.10 Notwithstanding that any party to this agreement other than ADB or IFC may have already commenced arbitration proceedings, either of ADB or IFC may irrevocably elect that any Dispute or Disputes be determined by a court of law and not by arbitration under Clause 46.5 by written notice to the other parties ("**Court Election Notice**"). If any other party has already commenced arbitration proceedings with respect to a Dispute, ADB's or IFC's Court Election Notice must be communicated in writing by no later than the date upon which ADB's or IFC's Response (as applicable) to the Notice of Arbitration is required to be communicated in accordance with the Rules.

46.11 The parties irrevocably agree that, if (and only if) ADB or IFC makes an election under Clause 46.10 with respect to any Dispute:

(a) ADB or IFC may, at any time, bring proceedings against the other parties, including third party proceedings and any application for Interim Measures (i) in the courts of England and Wales, or (ii) in any other court of competent jurisdiction;

(b) ADB or IFC may, at any time, bring proceedings against any other party in more than one of these jurisdictions;

(c) the parties (other than ADB and/or IFC) will accept and submit to the jurisdiction of those courts;

(d) none of the Company, the Major Shareholders, YSH, MC or ME will seek to argue that the courts of England and Wales do not have or should decline jurisdiction for any reason, including on the ground that they are an inconvenient or inappropriate forum to settle such Dispute or Disputes or on the ground that Clause 46.10 applies to the Dispute;

(e) any arbitration proceedings commenced by any of the parties shall automatically be terminated on the basis that each party shall bear its own legal and other costs and that any prior step, award or order in such proceedings shall be set aside and have no legal effect;

(f) on receipt of the Court Election Notice, each of the parties will, at its own expense, immediately take any and all steps necessary to implement Clause 46.11(e) above insofar as it applies to the Dispute; and

(g) the parties to this Agreement other than ADB or IFC shall only be entitled to pursue any court claim against either of ADB or IFC: (i) if and to the extent that ADB or IFC has issued a Court Election Notice; and then only (ii) in the courts of England and Wales or by way of counterclaim in proceedings commenced by ADB or IFC in any other jurisdiction. An application by either ADB or IFC for Interim Measures in support of arbitration shall not give rise to any right of the other parties to invoke the jurisdiction of any court under this Clause.

47 SERVICE OF PROCESS

47.1 Without prejudice to any other mode of service allowed under any relevant law, each of YSH, YSIL, FMI, ME, MC, ME (SPV) and the Company:

(a) shall, on or before the first subscription under the Subscription Agreements, irrevocably appoint an agent under this Agreement for service of process in any proceedings before the English courts in connection with this Agreement; and

(b) agrees that failure by a process agent to notify it of the process will not invalidate the proceedings concerned.

47.2 If any person appointed as process agent under Clause 47.1(a) is unable for any reason so to act, each of YSH, YSIL, FMI, ME, MC, ME (SPV) and the Company (as applicable) must immediately (and in any event within ten (10) days of the event taking place) appoint another agent on terms acceptable to ADB and IFC. Failing this, ADB or IFC may appoint another process agent for this purpose.

48 IMMUNITIES AND PRIVILEGES

Nothing in this Agreement, or any agreement, understanding or communication relating to this Agreement (whether before or after the date of this Agreement), shall constitute or be construed as an express or implied waiver, renunciation, exclusion or limitation of any of the immunities, privileges or exemptions accorded to ADB or IFC under their respective charter documents, any other international convention or any Applicable Law.

IN WITNESS WHEREOF, this Agreement has been signed by IFC and executed as a deed by the other parties hereto and is intended to be and is hereby delivered by each of the parties as a deed on the date of this Agreement.

Schedule 1
Deed of Adherence

DATED [●]

PARTIES

(1) **[●]**, a [company][corporation] incorporated in [●] [with registered number [●]] whose registered office is at [●] (the "**New Party**"); and

(2) [*All parties to the Principal Agreement including any person who has entered into a Deed of Adherence pursuant to the Principal Agreement but excluding any person* [*(other than the Transferor)*] *who has ceased to be a Shareholder*] ("the **Old Parties**").

BACKGROUND

Under the terms of an agreement dated [●] and entered into between [●] (1), [●] (2), [●] (3) and [●] (4) (the "**Principal Agreement**")

EITHER

[and to which [●] (the "**Transferor**") is [an original party] [a party by virtue of a Deed of Adherence dated [●]] the Transferor has sold and transferred to the New Party [*insert number and type of shares*] subject to the New Party entering into this Deed;

OR

[the New Party has agreed to subscribe for [*insert number and type of shares*]].

OPERATIVE PROVISIONS

1 Unless the context requires otherwise, words and expressions defined in the Principal Agreement shall have the same meaning when used in this Deed.

2 The New Party confirms that it has been given and has read a copy of the Principal Agreement and undertakes to and covenants with and for the benefit of all the Old Parties and any other person who becomes a party to the Principal Agreement after the date of this Deed to comply with and be bound by the provisions of and to perform all the obligations in the Principal Agreement.

3 The Old Parties confirm that the New Party shall be deemed, with effect from the date of this Deed, to be a party to the Principal Agreement as a Shareholder and shall have the benefit of the provisions of the Principal Agreement.

4 The New Party undertakes to and covenants with the Transferor that it will:

(a) procure that all loans, loan capital, borrowings and indebtedness in the nature of borrowings (other than those incurred in the normal course of trade) owed by the Company and/or its subsidiaries to the Transferor or its Associates (together with any accrued interest) are either assigned to the New Party for such value as may be agreed between the Shareholders or, failing agreement, are repaid by the Company or its subsidiaries; and

(b) use all reasonable endeavours (but without involving any financial obligation on its part) to procure the release of any guarantees,

indemnities, security or other comfort given by the Transferor to or in respect of the Company and its subsidiaries.

5 For the avoidance of doubt, the New Party shall not be entitled to any amount which has fallen due for payment to the Transferor before the date hereof and shall not be liable in respect of any breach or non-performance of the obligations of the Transferor pursuant to the Principal Agreement before the date hereof and the Transferor shall remain entitled to each such amount and shall not be released from any liability in respect of any such breach or non-performance.

6 [Where the New Party is an Associate (as defined in the Principal Agreement) of the Transferor, the Transferor guarantees the obligations of the New Party under the Principal Agreement in accordance with the following provisions:

(a) in consideration of the entry of the Old Parties into this deed, the Transferor irrevocably and unconditionally as primary obligor undertakes and guarantees to the Old Parties on demand the performance by the New Party of all its obligations under the Principal Agreement, including, without limitation, the due and punctual payment of all sums now or subsequently payable by the New Party to the Old Parties under the Principal Agreement or the other documents to be executed in connection with it;

(b) the Transferor shall indemnify the Old Parties on demand against losses and expenses which the Old Parties suffer by reason of a default by the New Party in the performance of its obligations under the Principal Agreement or the other documents to be executed in connection with it and compensate the Old Parties for all resulting loss and damage;

(c) if the New Party defaults in the performance of its obligations under the Principal Agreement, the Transferor shall on demand perform (or procure the performance of) that obligation, so that the same benefits shall be conferred on the Old Parties as they would have received if the Transferee had duly performed that obligation;

(d) the obligations and liabilities of the Transferor in this Clause 6 are continuing obligations and liabilities which shall remain in force until the obligations of the Transferee under the Principal Agreement have been performed; and

(e) the obligations of the Transferor under this Clause 6 shall not be affected by anything which, but for this Clause 6, might operate to release or otherwise exonerate it from or affect its obligations. In particular (but without limitation) none of the following shall affect the obligations of the Transferor:

(i) time, indulgence, waiver or consent given at any time to the New Party or another person;

(ii) a compromise or release of or abstention from perfecting or enforcing any rights or remedies against the New Party or another person;

(iii) a legal limitation, disability, incapacity or other circumstances relating to the New Party or another person;

(iv) an amendment to or variation of the terms of the Principal Agreement or other arrangement made in connection with it;

(v) an irregularity, unenforceability or invalidity of the obligations of a party to the Principal Agreement;

(vi) the dissolution, amalgamation, reconstruction or insolvency of the New Party;

(vii) the obligations and liabilities contained in this Clause 6 may be enforced without the Old Parties first taking any action against the Transferee; and

(viii) the Old Parties may make one or more demands under this Clause 6.]

7 For the purposes of Clause 43 (*Communications*) of the Principal Agreement the address, number and other details of the New Party (subject to any change of address, number etc notified to the other parties after the date of this Deed in accordance with Clause 43 (*Communications*) of the Principal Agreement) are as follows:

Address: [●]

[Email address: [●]]

[Fax number: [●]]

Attention: [●]

[With a copy to [New Party's solicitors]

[Address: [●]]

[Email address: [●]]

[Fax number: [●]]

[Attention: [●]]

8 This Deed shall be governed by and construed in accordance with English law.

Delivered as a deed on the date of this document.

Executed as a deed by [name of company] acting by [name of first director] and [name of second director or secretary]:	)))	
		Director
		Director/Secretary

OR

Executed as a deed by [name of company] acting by [name of director] in the presence of [name of witness]:	)))	Director

Name of witness:

Signature of witness:

Address:

Occupation:

Schedule 2
IFC/ADB Reserved Matters

(a) Any change in the Company Documents (other than changes unilaterally imposed by the relevant government agencies to the MIC Permit issued to the Company and the Permit to Trade issued to the Company) or the constitutional documents of any subsidiary in any material manner or any other action that would result in any alteration or change in the rights of the equity securities held by IFC and ADB.

(b) Creating, authorising or issuing any equity securities or taking of shareholder loans except as provided for under the Project Funds Agreement and the Subscription Agreements.

(c) Any change to the nature of the business of the Company or to the nature of the business of any of its subsidiaries.

(d) Any change in the scope of the Project, such consent not to be unreasonably withheld, delayed or conditioned.

(e) Any disposal of (i) either of the two office towers; (ii) the hotel and serviced apartment building; (iii) the retail podium; or (iv) the Associated Infrastructure and Facilities critical for the operations, forming part of the Project.

(f) Any amalgamation, merger, consolidation, reconstitution, restructuring or similar transaction.

(g) Any winding up, dissolution, liquidation, bankruptcy or similar process in respect of the Company or any subsidiary.

(h) Any reduction of capital or share repurchase.

(i) Any private or public offering of shares in the Company or any subsidiaries or any other transaction or series of transactions, the effect of which is to offer shares whose underlying value or asset base is the Company or the Company's interest in the Project other than a Qualifying IPO.

(j) Amending, revising or waiving the dividend policy set out in Clause 13 (*Dividend and distribution policy*).

(k) Incurring any Financial Indebtedness (as defined in the Common Terms Agreement) by the Company (other than the Loans) in excess of US$10 million (or its equivalent in any other currency).

(l) Adopting, amending, revising or waiving the employee stock option plan of the Company.

(m) Any purchase, acquisition or other acceptance of interest (whether equity securities, partnership or otherwise) in any body corporate or the formation of any subsidiary or partnership.

(n) Material transactions with any Related Party other than transactions on an arm's length basis and provided that such transactions are notified to ADB and IFC.

(o) Removing or replacing the Auditor.

(p) Changes to the fiscal year of the Company.

(q) The sale or lease of any assets (whether on an arm's length basis or not) to any of the Shareholders or their Associates.

(r) Any change to be proposed or accepted by the Company to (i) the Master Lease and the BOT Agreement and/or (ii) the arrangements pursuant to which the Company obtains MIHL's rights under the Master Lease and the BOT Agreement.

Schedule 3
Supermajority Matters

(a) Sale of a part of or whole business, including sale, transfer or disposal of the whole or substantially the whole of each of the Company's or its subsidiaries' undertaking, assets or property.

(b) Creating, authorising or issuing any shares, equity securities or taking of shareholder loans except as provided for under the Project Funds Agreement and Subscription Agreements.

(c) Any reduction of capital or share repurchase save as provided for under the Subscription Agreements and the Project Funds Agreement.

(d) Other than the Loans as defined in the Loan Agreement, the incurring of any loan or other form of indebtedness, or the giving of any guarantee by the Company which incurs a conditional liability as a guarantor, in excess of an aggregate amount of US$5,000,000 (or its equivalent in any other currency) in a fiscal year.

(e) The filing of an action, proceedings in any litigation, and actions to any written claims which has a material impact on the financial condition of the business of the Company or its subsidiaries.

(f) The approval of the Budget including any cost overruns in relation to the Project.

(g) Approval and issuance of the financial statements of the Company.

(h) Any proposal for any profit disposition plan or payment of dividend and/or amending, revising or waiving the dividend policy set out in Clause 13 (*Dividend and distribution policy*).

(i) Any decision relating to the employment, remuneration, bonus or retirement benefit for director(s).

(j) Any purchase, acquisition or other acceptance of interest (whether equity securities, partnership or otherwise) in any body corporate or of any business undertaking or the formation of any subsidiary or partnership or the development of any new business.

(k) Entering into a contract with a value of over 10% of sales or total assets of the Company or which is of a term of over three (3) years or is deemed unusual and not in the ordinary course of business of the Company.

(l) The establishment or amendment of the business plan and any business budget covering business income and expenditures and any budget to be adopted or approved under Clause 7.2.

(m) The establishment of the leasing policy in relation to selection of tenants and the adoption and amendment of the lease contract.

(n) The establishment of the sales strategy of the units of the branded residential tower.

(o) Determination of the right or remedy and/or the conduct of any action which the Company and/or any subsidiaries of the Company may need to decide in relation to Conflicted Matters.

Schedule 4
Super-Reserved Matters

(a) Any amalgamation, merger, consolidation, reconstitution, restructuring or similar transaction.

(b) Any winding up, dissolution, or liquidation of the Company or any subsidiary.

Schedule 5
Project Expert Matters

(a) The establishment of the leasing policy in relation to selection of tenants and amendment of the lease contract.

(b) The establishment of the sales strategy of the units of the branded residential tower.

Schedule 6
Fundamental Matters

(a) Sale of a part of or whole business, including sale, transfer or disposal of the whole or substantially the whole of each of the Company's undertaking, assets or property.

(b) Any issuance and allotment of new Shares other than as contemplated by the Agreement (including in relation to a Qualifying IPO).

(c) Any reduction of capital or share repurchase.

(d) The winding up, dissolution, or liquidation of the Company unless it shall have become insolvent.

(e) Other than the Loans as defined in the Loan Agreement, the incurring of any loan or other form of indebtedness, or the giving of any guarantee by the Company which incurs a conditional liability as a guarantor, in excess of an aggregate amount of US$5,000,000 (or its equivalent in Kyats) in a fiscal year.

(f) The filing of an action, proceedings in any litigation, and actions to any written claims which has a material impact on the financial condition of the business of the Company.

(g) Any purchase, acquisition or other acceptance of interest (whether equity securities, partnership or otherwise) in any body corporate or the formation of any subsidiary or partnership.

(h) Save as otherwise provided for in the Agreement or the Project Funds Agreement, any issue of shares that may cause a change in the current Shareholder composition.

Schedule 7
IFC Policy Rights

1 **Sanctionable Practices**

(a) Each of the Major Shareholders, the ME (SPV) Guarantors, YSH and the Company hereby agrees that it shall not engage in (nor authorise or permit any Associate or Associated Person to engage in) any Sanctionable Practice with respect to the Company.

(b) Each of the Major Shareholders, the ME (SPV) Guarantors, YSH and the Company further covenants that should it become aware of any violation of the IFC Policy Rights in this paragraph 1, it shall promptly notify IFC.

(c) If IFC notifies the Company and/or any of the Major Shareholders, the ME (SPV) Guarantors or YSH of its concern that there has been a violation of the IFC Policy Rights in this paragraph 1, each of the Shareholders (other than IFC), the ME (SPV) Guarantors, YSH and the Company shall cooperate in good faith with IFC and its representatives in determining whether such a violation has occurred, and shall respond promptly and in reasonable detail to any notice from IFC, and shall furnish documentary support for such response upon IFC's request.

2 **Environmental**

The Company shall and shall ensure that its subsidiary shall:

(a) implement the Environmental and Social Action Plan and undertake the Company Operations in compliance with the Performance Standards and Applicable S&E Law;

(b) periodically review the form of the Annual Monitoring Report and advise IFC as to whether revision of the form is necessary or appropriate in light of changes to the Company Operations and revise the form of the Annual Monitoring Report, if applicable, with the prior written consent of IFC; and

(c) not amend the Environmental and Social Action Plan without IFC's written consent.

3 **UN Security Council Resolutions**

The Company shall not and shall ensure that each of its subsidiaries shall not enter into any transaction or engage in any activity prohibited by any resolution of the United Nations Security Council under Chapter VII of the United Nations Charter.

4 **Shell Banks**

The Company shall not and shall ensure that its subsidiaries shall not conduct business or enter into any transaction with, or transmit funds through a Shell Bank.

5 **Insurance**

The Company shall and shall ensure that its subsidiaries shall insure and keep insured, at a minimum level equivalent to the requirements set forth below, all of its assets and business against insurable losses and maintain other insurance required by law.

(a) Construction phase

(i) Erection/Construction All Risks Insurance (including all natural perils), owner-controlled, based on full contract value and including:

(A) strikes, riots and civil commotion;

(B) debris removal;

(C) extra expenses;

(D) an extended maintenance period; and

(E) third party liability.

(ii) Marine cargo (including for war).

(iii) Advance loss of profits.

(iv) Marine delay in start-up.

(b) Operational phase

(i) Property All Risks Insurance (including all natural perils), based on new replacement cost of assets.

(ii) Machinery breakdown.

(iii) Sabotage and terrorism.

(iv) Business interruption following (b)(i) to (b)(iii).

(v) Public liability.

(vi) Product liability.

(c) At all times

All insurances required by Applicable Laws and regulations.

Schedule 8
ADB Policy Rights

I. ENVIRONMENTAL POLICY

1 Definitions

"**Corrective Action Plan**" means a corrective action plan required in accordance with the Safeguards and Social Provisions, which is required to be cleared by ADB, and to include the following:

(a) a description of (i) each relevant Safeguards and Social Non Compliance; or (ii) each non-compliance issue identified in any relevant environment and/or social compliance audit, including (in either case) their extent, magnitude and impact;

(b) a description of the cause of each Safeguards and Social Non Compliance and, if applicable, non-compliance issues referred to in paragraph (a) above and the period for which each continued;

(c) the proposed actions to correct any damage or adverse consequences caused by the relevant Safeguards and Social Non Compliance and, if applicable, non-compliance issues referred to above;

(d) the identity of the person who will be implementing such proposed actions;

(e) a time schedule for implementing such proposed actions, including the start date, the proposed end date and key milestones;

(f) if required under Safeguards Requirements, the estimated cost of such proposed actions; and

(g) the proposed actions (including any proposed updates to the Safeguards and Social Documents) to prevent any similar Safeguards and Social Non Compliance from occurring in the future.

"**Environmental and Social Management Plan**" (or "**ESMP**") means the environmental management plan for the Project dated February 2014 and incorporated into the IEE prepared in accordance with the Environmental and Social Requirements by qualified and experienced experts appointed by the Company and cleared by ADB and attached as Appendix 4 (Environmental and Social Management Plan) to this Agreement; and, where the Company is required to prepare an updated or a new environmental management plan either (a) under the Environmental and Social Requirements; or (b) in accordance with any requirement of the current ESMP, then it means such updated and/or new environmental management plan cleared by ADB for incorporation into the IEE.

"**Initial Environmental Examination**" (or "**IEE**") means the initial environmental examination dated February 2014 prepared in accordance with the Environmental and Social Requirements by qualified and experienced experts appointed by the Company and cleared by ADB as being in compliance with the SPS on February 2014; and, where the Company is required to prepare a further environmental assessment either (a) under the Environmental and Social Requirements or (b) in accordance with any requirement of the current ESMP, then it means such updated and/or new initial environmental examination cleared by ADB.

"**Safeguards and Social Documents**" means:

(a) the Initial Environment Examination and the Environmental and Social Management Plan;

(b) each Corrective Action Plan (cleared by ADB) and any other document required to be prepared by the Company under the SPS setting out any preventative and corrective actions;

(c) any other document, plan or programme designated in writing by ADB and the Company as a Safeguards and Social Document; and

(d) any documents required at any time to be prepared by the Company under the Environmental and Social Requirements as a result of any unanticipated impacts found during construction, implementation or operation of the Project.

"**Safeguards and Social Non Compliance**" means any failure to comply with, or any action or omission which is inconsistent with, any of the Safeguards and Social Provisions.

"**Social Protection Requirements**" means the requirements in relation to labour set out in Part V (The Social Protection Requirements).

2 **Compliance with Safeguards and Social Provisions**

The Company and its subsidiaries, YSH, all the Major Shareholders and the ME (SPV) Guarantors shall:

(a) implement the Project and undertake its Business in compliance with, and maintain in force and diligently implement, the Environmental and Social Management Plan and otherwise comply with the Environmental and Social Requirements;

(b) periodically review the form of the Annual Monitoring Report and advise ADB as to whether revision of the form is necessary or appropriate in light of changes to the Business, or in light of environmental or social risks identified by the Environmental and Social Management Plan; and revise the form of the Annual Monitoring Report as agreed with ADB;

(c) use all reasonable efforts to implement and ensure the continuing operation of the Environmental and Social Management Plan to assess and manage the social and environmental performance of the Project and the Business and to comply with the Environmental and Social Requirements;

(d) not amend the Environmental and Social Management Plan in any material respect without the prior written consent of ADB;

(e) within ninety (90) days after the end of each Financial Year, deliver to ADB the Annual Monitoring Report consistent with the requirements of this Agreement confirming compliance with the Environmental and Social Management Plan, the social and environmental covenants of this Agreement and Applicable S&E Laws or, as the case may be, identifying any non-compliance or failure, and the actions being taken to remedy any such deficiency; and

(f) within three (3) days after its occurrence, notify ADB of any social, labour, health and safety, security or environmental incident, accident or circumstance having, or which could reasonably be expected to have, any material impact on the implementation or operation of the Project and the Business in compliance with the Environmental and Social Requirements or a Material Adverse Effect, specifying in

each case the nature of the incident, accident, or circumstance and the impact or effect arising or likely to arise therefrom, and the measures the Company is taking or plans to take to address them and to prevent any future similar event; and keep ADB informed of the on-going implementation of those measures.

3 **Safeguards and Social Monitoring**

(a) The Company and the Major Shareholders shall facilitate the carrying out of any monitoring/verification activities by or on behalf of ADB and, if required under the Environmental and Social Requirements, by any independent advisory panel or other external experts engaged to verify monitoring information.

(b) If the Company is required at any time to prepare a Corrective Action Plan, the Company shall promptly do so and shall:

(i) promptly provide ADB with all such further information and assistance as ADB requires to facilitate agreement of each Corrective Action Plan;

(ii) procure that each Corrective Action Plan (cleared by ADB) is implemented expeditiously in accordance with the terms thereof;

(iii) promptly provide ADB with such information and monitoring reports as may be specified in the Corrective Action Plan (cleared by ADB) or as requested by ADB from time to time to confirm the status of the implementation of any such Corrective Action Plan; and

(iv) provide to ADB as soon as possible and in any event within five (5) Business Days after any date specified in a Corrective Action Plan (cleared by ADB) as being the date by which the relevant event, circumstance or occurrence will be remedied, a notice which either confirms that the relevant remedial action has been completed or which provides details of the reasons why such remedial action has not been completed and the proposed steps being taken to remedy the relevant event, circumstance or occurrence.

(c) ADB's approval of a Corrective Action Plan shall not constitute an express or implied waiver by ADB of any rights ADB may have as a result of any Safeguards and Social Non Compliance which the relevant Corrective Action Plan is required to remedy.

II. ADB SANCTIONABLE PRACTICES

1 For purposes of this Agreement, the following terms shall be defined and interpreted as follows:

"**Coercive Practice**" means impairing or harming or threatening to impair or harm, directly or indirectly, any person or the property of the person, to influence improperly the actions of that person.

"**Collusive Practice**" means an arrangement between two or more persons designed to achieve an improper purpose, including influencing improperly the actions of another person.

"**Corrupt Practice**" means the offering, giving, receiving, or soliciting, directly or indirectly, anything of value to influence improperly the actions of another person.

"**Fraudulent Practice**" means any act or omission, including a misrepresentation, that knowingly or recklessly misleads, or attempts to mislead, a person to obtain a financial or other benefit or to avoid an obligation.

"**Obstructive Practice**" means:

(a) deliberately destroying, falsifying, altering or concealing evidence material to an investigation by ADB into allegations of a Coercive Practice, Collusive Practice, Corrupt Practice or Fraudulent Practice; making false statements to investigators in order to materially impede such investigation; failing to comply with requests to provide information, documents or records in connection with such investigation; and threatening, harassing or intimidating any person to prevent it from disclosing its knowledge of matters relevant to such investigation or from pursuing such investigation; or

(b) acts intended to materially impede the exercise of ADB's contractual rights of audit or inspection or access to information under any Finance Document in connection with an investigation by ADB into allegations of a Coercive Practice, Collusive Practice, Corrupt Practice or Fraudulent Practice.

2 The Company and the Major Shareholders shall not (nor authorise any Associate, Associated Person or other person acting on its behalf to), engage in:

(a) Corrupt Practices, Fraudulent Practices, Collusive Practices or Coercive Practices in connection with the Project, including the procurement or the execution of any contract for goods or works relating to the Project;

(b) Obstructive Practices;

(c) Money Laundering, or act in breach of any Applicable Law relating to Money Laundering; or

(d) the Financing of Terrorism or act in breach of any Applicable Law relating to Financing of Terrorism.

3 The Company shall institute, maintain and comply with internal procedures and controls following international best practice standards for the purpose of preventing any ADB Sanctionable Practice.

4 Each of the Company and the Major Shareholders shall inform ADB promptly if it should at any time obtain information in relation to any violation or potential violation by the Company of the ADB Sanctionable Practice.

5 If ADB notifies the Company or the Major Shareholders of its concern that there has been a violation by the Company of any of the ADB Sanctionable Practice, the Company will (and the Major Shareholders agree to cause the Company to):

(a) cooperate in good faith with ADB and its representatives in determining whether such a violation has occurred including obtaining legal opinions, authorisations and disclosure letters from government authorities, carrying out additional due diligence and investigative reports;

(b) respond promptly and in reasonable detail to any notice from ADB; and

(c) furnish documentary support for such response upon ADB's request.

6 Notwithstanding any other provision of the Transaction Documents or any confidentiality undertaking executed between the Company and ADB, the Company acknowledges that ADB may disclose to any Authority or any Specified International Financial Institution any information obtained by ADB in relation to any violation of any of the provisions of Part II.

III. AML/CFT REPORTING REQUIREMENTS

The Company shall and the Major Shareholders agree to cause the Company to provide ADB with the following:

(a) such documentation and other evidence as is reasonably requested by ADB from time to time in order for ADB to conduct any "know your customer" or other similar procedures to its satisfaction;

(b) a management letter and any other communication from the Auditors commenting, inter alia, on the adequacy of the Company's financial control procedures, policies and controls for anti-Money Laundering and combating the Financing of Terrorism, accounting systems and management information system; and

(c) the annual report prepared by the AML Officer for the Company's senior management concerning anti-Money Laundering, combating the Financing of Terrorism and related matters.

IV. PROHIBITED ACTIVITIES

The Company covenants and agrees not to and shall procure that none of its subsidiaries shall engage in any Prohibited Activities.

V. THE SOCIAL PROTECTION REQUIREMENTS

1 For the purposes of this Schedule:

(a) the core labour standards are the elimination of all forms of forced or compulsory labour; the abolition of child labour; elimination of discrimination in respect of employment and occupation; and freedom of association and the effective recognition of the right to collective bargaining, as per the relevant conventions of the International Labour Organization;

(b) forced labour means all work or services not voluntarily performed, that is, extracted from individuals under threat of force or penalty; and

(c) child labour means the employment of children whose age is below the statutory minimum age of employment in the relevant country, or employment of children in contravention of International Labour Organization Convention No. 138 "Minimum Age Convention" (www.ioo.org).

2 The Company shall comply with applicable labour laws in relation to the Project, and shall take the following measures to comply with the core labour standards for the ADB financed portion of the Project:

(a) carry out its activities consistent with the intent of ensuring legally permissible equal opportunity, fair treatment and non-discrimination in relation to recruitment and hiring, compensation, working conditions and terms of employment for its workers (including prohibiting any form of discrimination against women during hiring and providing equal work for equal pay for men and women engaged by the Company);

(b) not restrict its workers from developing a legally permissible means of expressing their grievances and protecting their rights regarding working conditions and terms of employment;

(c) engage contractors and other providers of goods and services:

(i) who do not employ child labour or forced labour;

(ii) who have appropriate management systems that will allow them to operate in a manner which is consistent with the intent of (A) ensuring legally permissible equal opportunity and fair treatment and non-discrimination for their workers, and (B) not restricting their workers from developing a legally permissible means of expressing their grievances and protecting their rights regarding working conditions and terms of employment; and

(iii) whose subcontracts contain provisions which are consistent with paragraphs (c)(i) and (c)(ii) above.

3 The Company shall provide ADB with an annual report on its compliance with the measures identified above (which may be included in any report required to be provided by the Company to ADB pursuant to the Safeguard Policy Statement).

Schedule 9
Valuation by Expert

1 The Prescribed Price for any Shares to be valued for the purposes of Clause 15 (*Default option*) or the Fair Market Value for any Shares to be valued for the purposes of Clause 14.6 of the Agreement (the "**Valuation Shares**") shall be determined by an Expert in accordance with this Schedule 9 (*Valuation by Expert*) within 20 Business Days from its appointment.

2 Each Expert shall exercise its independent professional judgment in arriving at a determination of the Prescribed Price or the Fair Market Value (as the case may be) of any Valuation Shares by:

(i) assessing the historical and projected financial performance of the Company;

(ii) applying generally accepted methodologies for valuing the Company, including discounted cash flow analysis, comparisons with any similar companies whose shares are traded on any stock exchange and comparisons with any publicly disclosed sales of similar companies or significant pools of similar assets; and

(iii) such other valuation methods as the Expert shall consider to be appropriate in the circumstances.

3 Each Expert shall determine the Prescribed Price or the Fair Market Value (as the case may be) of the Valuation Shares on the following basis:

(i) by valuing the Company for an arms' length sale between a willing buyer and a willing seller having regard to the fair value of the Business as a going concern;

(ii) by valuing the Valuation Shares by reference to the value of the Company as a whole (and therefore without taking into account the fact that the Valuation shares represent a particular proportion of the issued Share Capital of the Company);

(iii) making no allowances for any expenses that might be incurred in connection with the issue, sale or purchase of the Valuation Shares;

(iv) taking into account the likely effect on the Company's Business of the loss of the selling Shareholder as a shareholder in the Company and taking into account the impact (if applicable) of the Event of Default in question on the Business and on the value of the Valuation Shares; and

(v) the application in all other respects of principles and practices consistent with those customarily applied in the previous audited accounts of the Company unless inconsistent with Singapore GAAP or legislation applicable to a similar company, in which case the latter standard shall prevail.

4 The Prescribed Price or the Fair Market Value (as the case may be) of the Valuation Shares may also reflect any other factors which the Expert reasonably believes should be taken into account. The Expert shall have access to all accounting records or other relevant documents of the Company which it requests for the purposes of its determination, subject to any existing confidentiality provisions.

5 The cost and expenses of the Expert shall be paid as follows: (i) equally by the Major Shareholders in relation to the determination of the Prescribed Price; and (ii) by the Relevant Major Shareholder that appointed the Expert in relation to the determination of the Fair Market Value.

6 The Expert shall act as an expert and not as arbitrator and its decision shall be final and binding on the parties (in the absence of fraud or manifest error).

Schedule 10
ME (SPV) Deed of Adherence

THIS DEED OF ADHERENCE is made and issued on **[●]** by **[●]** ("**ME (SPV)**"), a company incorporated in Singapore with its registered office at **[●]** in favour of and for the benefit of each and all of the following:

(1) the parties to the Shareholders' Agreement dated **[●]** 2016 (the "**Shareholders' Agreement**") made between the parties (as defined therein); and

(2) all persons and corporations who are or subsequently become shareholders of the Company.

WHEREAS

The parties to the Shareholders' Agreement have agreed thereunder to regulate the affairs of the Company and to carry out the Business (as defined therein).

NOW THIS DEED WITNESSES as follows:

1 In this Deed, all references to the "**Shareholders' Agreement**" means the Shareholders' Agreement referred to in sub-paragraph (1) above [and includes all amendments, additions and variations thereto agreed between the parties thereto as contained or evidenced by the following documents: [***state the documents, if any***]].

2 ME (SPV) hereby covenants and agrees with each of the parties, persons and corporations in whose favour and for whose benefit this Deed is executed that:

(a) ME (SPV) will as from the date of its incorporation, be bound by, and be entitled to the benefit of, all the terms and conditions of the Shareholders' Agreement which are applicable to it as ME (SPV) in all respects as if it had been a Party thereto;

(b) all references to "ME (SPV)" in the Shareholders' Agreement shall be read as references to ME (SPV); and

(c) this Deed is enforceable against ME (SPV) by any of the parties, persons and corporations in whose favour and for whose benefit this Deed is executed.

3 For the purpose of Clause 43 (*Communications*) of the Shareholders' Agreement, the address, number and other details of ME (SPV) are as follows:

Address: [●]

[Email address: [●]]

[Fax number: [●]]

[Attention: [●]]

[With a copy to [ME (SPV)'s solicitors]:

[Address: [●]]

[Email address: [●]]

[Fax number: [●]]

[Attention: [•]]

4 This Deed shall be governed by, and construed in accordance with, English law.

5 No person (other than ME (SPV) and the parties to the Shareholders' Agreement) should have the right to enforce a provision of this Deed pursuant to the Contracts (Rights of Third Parties) Act 1999.

IN WITNESS WHEREOF this Deed has been entered into and delivered on the date stated at the beginning.

ME (SPV)

The Common Seal of)
[•])
was hereunto affixed)
in the presence of)

Director

Director/Secretary

Schedule 11
Company Deed of Adherence

THIS DEED OF ADHERENCE is made and issued on **[•]** by **[•]** (the "**Company**"), a company incorporated in Myanmar with its registered office at **[•]** in favour of and for the benefit of each and all of the following:

(1) the parties to the Shareholders' Agreement dated **[•]** 2016 (the "**Shareholders' Agreement**") made between the parties (as defined therein); and

(2) all persons and corporations who are or subsequently become shareholders of the Company.

WHEREAS

The parties to the Shareholders' Agreement have agreed thereunder to regulate the affairs of the Company and to carry out the Business (as defined therein).

NOW THIS DEED WITNESSES as follows:

1 In this Deed, all references to the "**Shareholders' Agreement**" means the Shareholders' Agreement referred to in sub-paragraph (1) above [and includes all amendments, additions and variations thereto agreed between the parties thereto as contained or evidenced by the following documents: [***state the documents, if any***]].

2 The Company hereby covenants and agrees with each of the parties, persons and corporations in whose favour and for whose benefit this Deed is executed that:

(a) the Company will as from the date of its incorporation, be bound by, and be entitled to the benefit of, all the terms and conditions of the Shareholders' Agreement which are applicable to it as the Company in all respects as if it had been a Party thereto;

(b) all references to "the Company" in the Shareholders' Agreement shall be read as references to the Company; and

(c) this Deed is enforceable against the Company by any of the parties, persons and corporations in whose favour and for whose benefit this Deed is executed.

3 For the purpose of Clause 43 (*Communications*) of the Shareholders' Agreement, the address, number and other details of the Company are as follows:

Address: [•]

[Email address: [•]]

[Fax number: [•]]

[Attention: [•]]

[With a copy to [YSIL's solicitors]

[Address: [•]]

[Email address: [•]]

[Fax number: [●]]

[Attention: [●]]

4 This Deed shall be governed by, and construed in accordance with, English law.

5 No person (other than the Company and the parties to the Shareholders' Agreement) should have the right to enforce a provision of this Deed pursuant to the Contracts (Rights of Third Parties) Act 1999.

IN WITNESS WHEREOF this Deed has been entered into and delivered on the date stated at the beginning.

The Company

[EXECUTED AS A DEED BY [●]])
)
)
)

____
Director

____
Director / Secretary

Schedule 12
ADB Form of Adherence

THIS FORM OF ADHERENCE is made and issued on [●] by **ASIAN DEVELOPMENT BANK**, a multilateral financial institution created pursuant to the agreement establishing the Asian Development Bank (the ADB Charter) with address at 6 ADB Avenue, Mandaluyong City 1550, Metro, Manila,Philippines ("**ADB**") in favour of and for the benefit of each and all of the following:

(1) the parties to the Shareholders' Agreement dated **[•]** 2016 (the "**Shareholders' Agreement**") made between the parties (as defined therein); and

(2) all persons and corporations who are or subsequently become shareholders of the Company.

WHEREAS

The parties to the Shareholders' Agreement have agreed thereunder to regulate the affairs of the Company and to carry out the Business (as defined therein).

NOW THIS AGREEMENT WITNESSES as follows:

1 In this Form of Adherence, all references to the "**Shareholders' Agreement**" means the Shareholders' Agreement referred to in sub-paragraph (1) above [and includes all amendments, additions and variations thereto agreed between the parties thereto as contained or evidenced by the following documents: [***state the documents, if any***]].

2 In consideration for the granting of the rights to ADB under the Shareholders' Agreement, ADB hereby covenants and agrees with each of the parties, persons and corporations in whose favour and for whose benefit this Form of Adherence is executed that:

(a) ADB will as from the date of this Form of Adherence, be bound by, and be entitled to the benefit of, all the terms and conditions of the Shareholders' Agreement which are applicable to it as ADB in all respects as if it had been a Party thereto;

(b) all references to "ADB" in the Shareholders' Agreement shall be read as references to ADB; and

(c) this Form of Adherence is enforceable against ADB by any of the parties, persons and corporations in whose favour and for whose benefit this Form of Adherence is executed.

3 For the purpose of Clause 43 (*Communications*) of the Shareholders' Agreement, the address, number and other details of ADB are as follows:

ADB

Address: Asian Development Bank, Private Sector Operations Department, 6 ADB Avenue, Mandaluyong City, 1550, Metro Manila, Philippines

Fax number: +632 636 2087

Attention: Director, Infrastructure Finance Division 2

4 This Form of Adherence shall be governed by, and construed in accordance with, English law.

5 No person (other than ADB and the parties to the Shareholders' Agreement) should have the right to enforce a provision of this Deed pursuant to the Contracts (Rights of Third Parties) Act 1999.

IN WITNESS WHEREOF this FORM OF ADHERENCE has been entered into and delivered on the date stated at the beginning.

ASIAN DEVELOPMENT BANK	))
By [name of authorised representative]:	))
	[title of authorised representative]

EXECUTION PAGE

The common seal of)
FIRST MYANMAR INVESTMENT CO., LTD.)
was hereunto affixed in accordance with its)
Articles of Association)



Director

Director

Director/Secretary

The common seal of)
YOMA STRATEGIC HOLDINGS LTD.)
was hereunto affixed in accordance with its)
Articles of Association)



Director

Director/Secretary

The common seal of)
YOMA STRATEGIC INVESTMENTS LTD.)
was hereunto affixed in accordance with its)
Articles of Association)



Director

Director/Secretary

Executed as a deed by
MITSUBISHI CORPORATION
acting by **Takuya Kuga**

)
)
)

Takuya Kuga
Division COO, Real Estate Development & Construction Division

Executed as a deed by
MITSUBISHI ESTATE CO., LTD.
acting by **Jo Kato**

)
)
)

Jo Kato
Deputy President

IFC
By ______________________:

)
)
)
)

Title:

Executed as a deed by)
MITSUBISHI CORPORATION)
acting by **Takuya Kuga**)

Takuya Kuga
Division COO, Real Estate Development &
Construction Division

Executed as a deed by)
MITSUBISHI ESTATE CO., LTD.)
acting by **Jo Kato**)

Jo Kato
Deputy President

IFC)
By ______________________________:)
)
)

Title:

Executed as a deed by
MITSUBISHI CORPORATION
acting by **Takuya Kuga**)
)
)

Takuya Kuga
Division COO, Real Estate Development & Construction Division

Executed as a deed by
MITSUBISHI ESTATE CO., LTD.
acting by **Jo Kato**)
)
)

Jo Kato
Deputy President

IFC
By Henrik E. Pedersen:)
)
)
)

Title: Manager
Consumer and Social Services Assn.

Appendix 1
Environmental and Social Action Plan

For the purposes of this Appendix 1, the reference to "**Sponsors**" means reference to YSIL, FMI and ME (SPV).

Environmental and Social (E&S) Action Plan			
Project Name: Landmark Myanmar		**IFC Project ID: 33428**	
		Country: Myanmar	
No. and PS	**Task Title/Description**	**Completion Date**	**Corresponding legal agreement milestone**
1/PS1	Yoma will provide monitoring reports to confirm control of the potential spread of asbestos dust during demolition. Completion indicator: Asbestos monitoring reports available.	Within 1 month of the completion of each demolition phase	N/A
2/PS1	Yoma will develop and adopt a corporate level E&S management system ("ESMS"). This will include: (a) an E&S policy and mission statement; (b) specific Standard Operating Procedures on but not be limited to the following: E&S screening and due diligence of potential projects;	i) 2014-1-31 ii) 2014-4-30	i) Before commitment ii) Before first disbursement

Environmental and Social (E&S) Action Plan			
Project Name: Landmark Myanmar		**IFC Project ID: 33428**	
		Country: Myanmar	
No. and PS	**Task Title/Description**	**Completion Date**	**Corresponding legal agreement milestone**
	labour and working conditions; occupational health and safety; land acquisition, resettlement, and livelihood restoration; stakeholder engagement and community grievance mechanisms; emergency preparedness and response; E&S requirements on contractors, sub-contractors, and primary suppliers; biodiversity management; resource efficiency and waste management; (c) relevant key performance indicators, training programs, and corporate monitoring and reporting programs; (d) mechanisms to regularly review ESMS implementation effectiveness by internal (and external as needed) experts; and (e) assignment of an appropriately qualified staff member as overall E&S coordinator at Group level. Completion indicator: i) ESMS outline available; ii) full group level ESMS documents available and endorsed by CEO.		

Environmental and Social (E&S) Action Plan			
Project Name: Landmark Myanmar		**IFC Project ID: 33428**	
		Country: Myanmar	
No. and PS	**Task Title/Description**	**Completion Date**	**Corresponding legal agreement milestone**
3/PS1	On the basis of the corporate level ESMS, Yoma operating companies will then develop a set of working level policies and procedures. Their scope and extent will be commensurate with anticipated risks and impacts of each business and industry sector. Completion indicator: full set of operating company working-level policies and procedures available and endorsed by the Group.	N/A	Before second disbursement
4/PS2	The Sponsor will update its HR policy documents and employee manual, to ensure that its labour practices and that of its contractors and sub-contractors comply with work force protection related requirements described in PS2. Completion indicator: updated HR policy documents and employee manual available.	2014-01-31	Before commitment
5/PS2	As part of its ESMS development process, Yoma will undertake an overall labour and working condition assessment against PS2 requirements, with a strong focus on	2014-04-30	Before first disbursement

Environmental and Social (E&S) Action Plan			
Project Name: Landmark Myanmar		**IFC Project ID: 33428**	
		Country: Myanmar	
No. and PS	**Task Title/Description**	**Completion Date**	**Corresponding legal agreement milestone**
	worker housing conditions, oversight of contractor and sub-contractor labour practices, workforce protection, and occupational health and safety. The assessment will verify, among other things, that there are contract provisions between Yoma and contractors and sub-contractors requiring: contractor compliance with PS2 provisions on child labour, working hour, and working conditions; and that all employees be provided with housing of appropriate quality, as well as requiring submission of regular housing inspection reports and giving Yoma access to conduct random audits. Follow-up assessments will be performed when demolition and construction activities commence. Results from the assessment will provide input into Yoma's ESMS development process. Completion indicator: PS2 assessment report available; Yoma group level minimum worker accommodation standards established.		
6/PS3	The Sponsor will ensure that design specifications of the diesel or LPG powered boilers to be installed at the Project site meet World Bank Group (WBG) Environmental Health and Safety (EHS) Guideline air emission limits before finalising	Before finalising Project detailed	N/A

Environmental and Social (E&S) Action Plan			
Project Name: Landmark Myanmar		**IFC Project ID: 33428**	
		Country: Myanmar	
No. and PS	**Task Title/Description**	**Completion Date**	**Corresponding legal agreement milestone**
	Project detailed designs. Completion indicator: boiler design specifications available.	designs	
7/PS3	Yoma will develop a list of final Project resource efficiency measures to be adopted, and ensure their implementation. Related to this, the Company will also provide estimated annual energy and water consumption data and benchmarking performance data (as per Table 1 of the WBG EHS Guidelines for Tourism and Hospitality Development) specifically for the Business hotel. On the basis of estimated performance data and other relevant information, the Company will develop and implement technically and financially feasible measures for improving resource efficiencies of the Business Hotel. Completion indicator: i) final list of resource efficiency measures and estimation of expected energy/water/material savings available; ii) energy and water consumption and benchmarking data for the business hotel available.	i) 2014-4-30 ii) 2014-1-31	i) N/A ii) Before commitment

Environmental and Social (E&S) Action Plan			
Project Name: Landmark Myanmar		**IFC Project ID: 33428**	
		Country: Myanmar	
No. and PS	**Task Title/Description**	**Completion Date**	**Corresponding legal agreement milestone**
8/PS4	The Sponsor will provide to IFC a "Life & Fire Safety (L&FS) Master Plan" (i.e. a set of documents including detailed design, specifications, and narrative descriptions) prepared by a qualified fire safety professional. The Master Plan will demonstrate that building design is consistent with requirements of local fire codes and one internationally accepted standard and which will identify major fire risks, applicable codes, standards and regulations, and mitigation measures. The Sponsor will undertake post-construction L&FS completion audits, prepared by a qualified fire safety engineer/auditor, to verify that buildings have been constructed in compliance with the Master Plan. Completion indicator: i) L&FS Master Plan available; ii) Post-construction L&FS completion audit report available.	i) 2 months before start of major structural works ii) Before opening of each building	i) Before first disbursement ii) N/A
9/PS4	The Company will commission regular legionella tests of the hot water systems at Project facilities. Completion indicator: Test results available in Annual Monitoring Report submitted to	Annually	Under reporting requirement section – annually as part of AMR

Environmental and Social (E&S) Action Plan			
Project Name: Landmark Myanmar		**IFC Project ID: 33428**	
		Country: Myanmar	
No. and PS	**Task Title/Description**	**Completion Date**	**Corresponding legal agreement milestone**
	IFC.		
10/PS5	Yoma will: a) engage a qualified external consultant to assess involuntary resettlement and land acquisition processes and outcomes (Government-led, Group-led, or through third-party entities) to determine their consistency with PS5 requirements; and b) implement practicable recommendations of the assessment. The assessment and implementation of its recommendations will proceed to the extent permitted by responsible Government agencies and Parliamentary bodies, and in concert with the ongoing work by the Parliamentary Farmland Investigation Commission. Completion indicator: i) Finalised terms of reference and signed consultant contract available; ii) assessment report available; iii) implementation status report and supporting documentation available.	N/A	i) Before commitment ii) Before first disbursement iii) Before second disbursement

Appendix 2
Anti-Corruption Guidelines for IFC Transactions

The purpose of these Guidelines is to clarify the meaning of the terms "Corrupt Practice", "Fraudulent Practice", "Coercive Practice", "Collusive Practice" and "Obstructive Practice" in the context of IFC operations.

1 **Corrupt Practices**

A "Corrupt Practice" is the offering, giving, receiving or soliciting, directly or indirectly, of anything of value to influence improperly the actions of another party.

Interpretation

(a) Corrupt practices are understood as kickbacks and bribery. The conduct in question must involve the use of improper means (such as bribery) to violate or derogate a duty owed by the recipient in order for the payor to obtain an undue advantage or to avoid an obligation. Antitrust, securities and other violations of law that are not of this nature are excluded from the definition of corrupt practices.

(b) It is acknowledged that foreign investment agreements, concessions and other types of contracts commonly require investors to make contributions for bona fide social development purposes or to provide funding for infrastructure unrelated to the project. Similarly, investors are often required or expected to make contributions to bona fide local charities. These practices are not viewed as Corrupt Practices for purposes of these definitions, so long as they are permitted under local law and fully disclosed in the payor's books and records. Similarly, an investor will not be held liable for corrupt or fraudulent practices committed by entities that administer bona fide social development funds or charitable contributions.

(c) In the context of conduct between private parties, the offering, giving, receiving or soliciting of corporate hospitality and gifts that are customary by internationally-accepted industry standards shall not constitute corrupt practices unless the action violates Applicable Law.

(d) Payment by private sector persons of the reasonable travel and entertainment expenses of public officials that are consistent with existing practice under relevant law and international conventions will not be viewed as Corrupt Practices.

(e) The World Bank Group does not condone facilitation payments. For the purposes of implementation, the interpretation of "Corrupt Practices" relating to facilitation payments will take into account relevant law and international conventions pertaining to corruption.

2 **Fraudulent Practices**

A "Fraudulent Practice" is any action or omission, including a misrepresentation that knowingly or recklessly misleads, or attempts to mislead, a party to obtain a financial or other benefit or to avoid an obligation.

Interpretation

(a) An action, omission, or misrepresentation will be regarded as made recklessly if it is made with reckless indifference as to whether it is true or false. Mere inaccuracy in such information, committed through simple negligence, is not enough to constitute a "Fraudulent Practice" for purposes of this Agreement.

(b) Fraudulent Practices are intended to cover actions or omissions that are directed to or against a World Bank Group entity. It also covers Fraudulent Practices directed to or against a World Bank Group member country in connection with the award or implementation of a government contract or concession in a project financed by the World Bank Group. Frauds on other third parties are not condoned but are not specifically sanctioned in IFC, MIGA, or PRG operations. Similarly, other illegal behaviour is not condoned, but will not be considered as a Fraudulent Practice for the purposes of this Agreement.

3 **Coercive Practices**

A "Coercive Practice" is impairing or harming, or threatening to impair or harm, directly or indirectly, any party or the property of the party to influence improperly the actions of a party.

Interpretation

(a) Coercive Practices are actions undertaken for the purpose of bid rigging or in connection with public procurement or government contracting or in furtherance of a Corrupt Practice or a Fraudulent Practice.

(b) Coercive Practices are threatened or actual illegal actions such as personal injury or abduction, damage to property, or injury to legally recognizable interests, in order to obtain an undue advantage or to avoid an obligation. It is not intended to cover hard bargaining, the exercise of legal or contractual remedies or litigation.

4 **Collusive Practices**

A "Collusive Practice" is an arrangement between two or more parties designed to achieve an improper purpose, including to influence improperly the actions of another party.

Interpretation

Collusive Practices are actions undertaken for the purpose of bid rigging or in connection with public procurement or government contracting or in furtherance of a Corrupt Practice or a Fraudulent Practice.

5 **Obstructive Practices**

An "Obstructive Practice" is:

(a) deliberately destroying, falsifying, altering or concealing of evidence material to the investigation or making of false statements to investigators, in order to materially impede a World Bank Group investigation into allegations of a corrupt, fraudulent, coercive or collusive practice, and/or threatening, harassing or intimidating any party to prevent it from disclosing its knowledge of matters relevant to the investigation or from pursuing the investigation; or

(b) an act intended to materially impede the exercise of IFC's access to contractually required information in connection with a World Bank Group investigation into allegations of a corrupt, fraudulent, coercive or collusive practice.

Interpretation

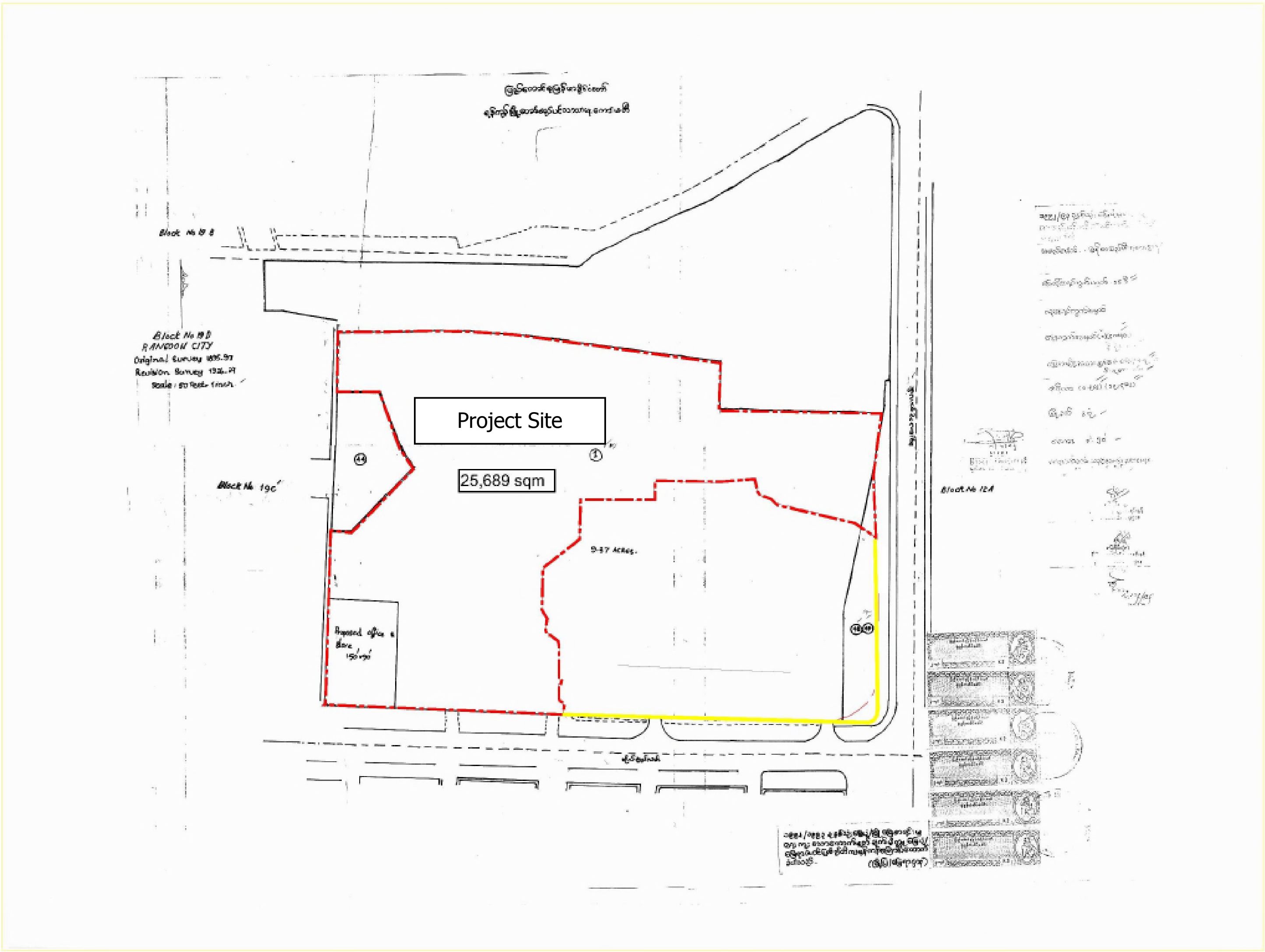
Any action legally or otherwise properly taken by a party to maintain or preserve its regulatory, legal or constitutional rights such as the attorney-client privilege,

regardless of whether such action had the effect of impeding an investigation, does not constitute an Obstructive Practice.

General Interpretation

A person should not be liable for actions taken by unrelated third parties unless the first party participated in the prohibited act in question.

Appendix 3
Site Plan



Block No 19 B

Block No 19 D
RANGOON CITY
Original Survey 1895.97
Revision Survey 1926.29
Scale : 50 feet = 1 inch.

Block No 19C

Block No 12A

9.37 Acres.

Peninsula Site

13.488 sqm

Proposed office & Store
150' x 90'

Appendix 4
Environmental and Social Management Plan

Environmental and Social Management Plan

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
Air Quality (Construction Phase)				
Potential sources include: • Site preparation works such as excavation, levelling, compaction and trenching • Movement of heavy construction vehicles and machinery within the site and during transportation operations; • Material handling (delivery, unloading and use of construction aggregates and structural fill); • Demolition of existing buildings on-site; • Operation of the batching plant; • Material/soil tracked out of the site and deposited on local roads; and • Exhaust emissions emitted from vehicle and machinery engine exhaust emissions will contain NOx, SOx, CO and VOCs.	Mitigation measures involving standard dust suppression measures include: • Carry out regular surface damping or wetting on general site areas, stockpiled fill and aggregates especially during dry ambient conditions; • Provide site enclosure and covering of any aggregates or stockpiles; • Ensure that all hardstanding areas and access roads within the site are wet twice a day; • Provide wheel-washing facilities or trough at the ingress/egress points. These facilities will be equipped with (1) a temporary hardstanding of sufficient size to accommodate a standard sized vehicle and equipped with a sump; and (2) high pressure water jets. • Vehicles operating within the Project site and especially within the construction works area will adhere to	Ambient air quality monitoring to be carried out monthly at two locations along the Project site boundary and one location at the Church compound. The monitoring will be carried out by an accredited laboratory. Parameters to be monitored include TSP, PM_{10} (particulate matter less than 10 micron), SO_2 and NO_2.		

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
	speed limits not exceeding 30 km/hr. • Surface damping will be carried out on a 50 m road stretch on the public road outside the site's access point. • All construction vehicles transporting dusty materials will be secured with appropriate materials/sheets to prevent the escape of fugitive dust. • Open burning on the site premises is strictly prohibited on-site. The control of vehicular emissions can be achieved by observing good construction practice procedures such as: • Turning off equipment when not in use; • Lorries/trucks waiting for more than 10 minutes will turn off their engines; and; • Regular maintenance of construction vehicles/equipment.			
Air Quality (Operational Phase)				
During the operational phase of the Project, there will be no significant sources of air emissions.	No mitigation measures required.			
Vibration (Construction Phase)				
The main construction activities that will generate vibration include: • Demolition of buildings, mainly with	Mitigation measures proposed for noise to be applicable	No monitoring programme required.		

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
the use of backhoe mounted hydraulic breakers; • MRB early and main construction works; • Main buildings early construction works; • Piling works for the main buildings; • Main building pile caps, basement slabs and podium; and • Construction of the towers				
Vibration (Operational Phase)				
Except for minor increase in traffic noise due to the occupancy of the various development components of the Project, no significant impacts are envisaged.	No mitigation measures required.	No monitoring programme required.		
Noise (Construction Phase)				
The main construction activities that will generate noise include: • MRB early & main construction works; • Main buildings early construction works; • Piling Works for the main buildings; • Main Building Pile Caps, Basement Slabs & Podium; and • Construction of the Towers	Mitigation measures which will be implemented include: • Consideration for alternative construction methodologies: The use of hydraulic breakers should be avoided and hydraulic crushers should be used instead. There crushers are typically 6-12 dB9A) quieter. • Use of mobile barriers: Movable noise barriers will be used as necessary to achieve 5 dB(A) reduction for movable construction equipment or 10 dB(A) for stationary ones.	Noise monitoring to be carried out monthly at two locations along the Project site boundary and one location at the Church compound. The monitoring will be carried out by an accredited laboratory over a 24-hour period.		

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
	Implement Good International Industry Practice (GIIP) as follows: • The contractor will adopt the Code of Practice on Good Management Practice to Prevent Violation of the Noise Control Ordinance (Chapter 400) (for Construction Industry) published by EPD; • The contractor will observe and comply with the statutory and non-statutory requirements and guidelines; • The contractor will submit the method statement to the Engineer for comments on the construction methods, use of equipment and noise mitigation measures intended to be implemented on-site; • The contractor will devise and execute working methods to minimize the noise impact on the surrounding sensitive uses, and to provide experienced personnel with suitable training to ensure that those methods are implemented; • Noisy equipment and noisy activities will be located as far away from the NSRs as is practicable; • Unused equipment will be turned off and the parallel use of noisy			

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
	equipment / machinery will be avoided; • Queuing of dump trucks will be avoided. Their intermittent use will be avoided between loading cycles or may be throttled down to a minimum to reduce noise; • Regular maintenance of all plant and equipment; and • Material stockpiles and other structures will be effectively utilised as noise barriers, where practicable.			
Noise (Operational Phase)				
Except for minor increase in traffic noise due to the occupancy of the various development components of the Project, no significant impacts are envisaged.	No mitigation measures required.	No monitoring programme required.		
Water Quality (Construction Phase)				
Soil erosion	• Sediment retention structures such as silt traps or catch pits of adequate sizes will be provided at suitable locations within the active works area within the Project site to remove soil and sediment in the surface runoff prior to discharge into the receiving drainage channels. The silt traps/catch pits will be regularly maintained and desilted to provide maximum silt removal efficiencies. Oil and grease removal facilities will also	Inspection of silt traps will be carried out by the contractor as required. Based on the inspection, as required, silt traps/catch pits will be desludged to maximise silt removal efficiencies.		Development of an Erosion and Sedimentation Control Plan (ESCP) for integration into the Earthworks and Drainage Plan which will be submitted to the YCDC and related agencies.

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
	be provided to ensure the overflows from the silt trap do not have traces of oil and grease. • These structures will be located, designed and constructed in a manner that will minimise the potential threat of downstream flooding. • Any disturbed earth caused by construction activities or fill operations will be firmly consolidated and compacted by earth moving vehicles and compactors to reduce the rate of possible erosion and release of loose soil particles. • Denuded stretches will be re-vegetated or sealed immediately after the construction works. Suitable re-vegetation programmes will be planted as quickly as possible on exposed areas to reduce surface runoff and sediment loss. • Uncovered stockpiles of excavated material or topsoil and fill material are prone to erosion and therefore will be protected. Small stockpiles can be covered with tarpaulin sheets and large stockpiles will be stabilised by erosion blankets and regularly damped. • Construction of a wash trough at the	The overflow from the silt traps will be monitored on a weekly basis to ensure the Total Suspended Solids (TSS) concentration is below 50 mg/l.		

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
	ingress / egress point of the Project site to remove dirt/soil from vehicles and machinery leaving the site. The wash trough will have spray jet facilities and all surface discharge from the wash trough will be channeled into the temporary drainage system • Stockpiles of construction aggregate spoil and excavated soil will be located at areas within the project site that do not permit direct run off into water courses and are generally flat. On site storage of excessive quantities of such materials will be avoided and where not possible the use of geotextile material or tarpaulin covers will be considered to minimise erosion.			
Construction runoff and drainage	Temporary and/or permanent drainage systems will be installed immediately following the site preparation works to minimise downstream flooding.	Visual monitoring of the temporary and/or permanent drainage system will be carried out on a weekly basis and immediately after a heavy rainfall event. If these channels are obstructed, measures will be taken to prevent drainage impedance.	contractor	
Sewage Effluent and Domestic Wastewaters	• Appropriate sanitary facilities will be provided and properly maintained for	The sanitary facilities to be cleaned twice daily.		

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
	construction workers throughout the construction stage. Direct discharge of untreated sewage into underlying soil, groundwater or surface water is prohibited. If portable toilets are used at the site, they must be of sufficient numbers and meet the requirements of Yangon City Development Council. • Temporary septic systems or portable chemical toilets will be provided for use at the proposed site to prevent any release of untreated sewage into YCDC main drain. • These facilities will be maintained and cleaned on a daily basis.	The portable chemical toilets will be maintained per the manufacturer's requirements. If temporary septic systems are used, periodical desludging will be carried out as necessary.		
Water Quality (Operations Phase)				
Sewage and sullage	A sewage treatment plant (STP) will be constructed onsite designed based on the peak water demand of 1,100 m^3/day.	Implementation of preventive maintenance programmes and performance monitoring programmes as stipulated under the manufacturer's specification. The treated effluent from the STP will be monitored once a week to ensure compliance to the design specifications and to ensure compliance with the requirements of	Company appointed for the operation and maintenance of the STP.	Submission of monthly monitoring report of the treated effluent from the STP.

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
		MOECAF. The specific parameters to be monitored will be confirmed in conjunction with MOECAF as presently there are no prescribed limits for treated effluent.		
Soil and Groundwater (Construction Phase)				
Accidental spills and leaks from handling and storage of hazardous materials	• A secured area (enclosed with hardstanding impervious base) will be provided for the storage of any hazardous materials and hazardous wastes. • All temporary fuel tanks and drum storage areas will be provided with drip collection devices and be sited on sealed areas (for example, concrete paved areas) with appropriate bunding for accidental spill containment. A valve will be installed at the discharge outlet of the bunded area. • Any accidental spills of fuel, oil or other hazardous chemicals will be cleaned up immediately. The recovered media (contaminated soil, absorbent pads, rags etc) will be disposed of as hazardous waste.	Daily inspection of the hazardous materials storage area. Any spills observed, or any deterioration in the integrity of the storage containers (e.g. tanks, drums) will be addressed immediately.		
Leaks from vehicle engine and refueling	• All activities that may result in the	Daily inspection of the	contractor	Submission of

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
activities	potential release of hazardous materials to the ground such as changing of engine oils and lubrication oils from construction vehicles, equipment and generators on site will be performed only on designated sealed areas or on drip trays to reduce the risk of direct spill into the underlying soil and groundwater. Spent oil must be handled and disposed of as hazardous waste.	areas designated for refueling. Any spills observed will be contained and removed with the use of sand, sawdust chemical absorbents		weekly inspection reports to the ET and the PE.
Improper discharge of untreated sewage	• Appropriate sanitary facilities will be provided and properly maintained for construction workers throughout the construction stage. Direct discharge of untreated sewage into underlying soil, groundwater or surface water is prohibited. If portable toilets are procured to the site, they must be of sufficient numbers and meet the requirements of Yangon City Development Council. • Temporary septic systems or portable chemical toilets will be provided for use at the proposed site to prevent any release of untreated sewage into YCDC main drain. • These facilities will be maintained and cleaned on a daily basis.	The sanitary facilities to be cleaned twice daily. The portable chemical toilets will be maintained per the manufacturer's requirements. If temporary septic systems are used, periodical desludging will be carried out.	contractor	Provision for proper management of sewage effluent from temporary sanitary facilities to be included in the Construction Method Statement.
Soil and Groundwater (Operations Phase)				
Contamination of soil and groundwater as a	• The five diesel storage tanks to be	Daily inspection of the	Company	Submission of

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
result of hazardous materials (diesel and chemicals) spillage.	installed within the Diesel Storage Room will be located within concrete-bunded enclosures capable of containing 110% of the contents of the largest tank within each enclosure. The floor of the bunded enclosures will be concrete-lined with an impermeable liner to prevent contaminant from permeating into the ground; • Appropriate instrumentation and control/trigger alarm to warn of possible overfilling and to provide an alert mechanism in the event of significant fuel/chemical loss will be provided for the storage tanks; • Operational control which includes regular/routine surveys, inspection and maintenance of the diesel fuel tanks and their ancillary facilities (pumps, valves and pipes) will be integrated into the Project's environmental management practices so as to identify and rectify any significant product losses or ongoing spills/leakages which may be occurring; • Areas where regular or periodic handling and dispensing of liquid hazardous material are undertaken, such as the diesel storage area and the building maintenance store will be concrete-paved with appropriate	Diesel Storage Room including the piping, valves and related structures by the maintenance crew appointed during the operational phase of the Project. During the inspection, a checklist which addresses the management measures of the ESIA will be used. The groundwater quality at the Project site will be monitored during the lifetime of the development. The number of monitoring wells and the specific parameters to be monitored will be decided in conjunction with MOECAF. At a minimum, three wells will be located to represent the groundwater quality up-gradient and down-gradient of the site. If contaminants are present at concentrations above	appointed to carry out maintenance activities for the Project Site.	weekly inspection reports to the PP. Submission of monthly groundwater quality monitoring report to the ET and the PP.

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
	secondary containment (drip trays and bunded areas) provided. • Any accidental spills will be assessed on a case by case basis and remedied, including excavation and disposal of any contaminated soil (classified as hazardous wastes) at a secure disposal facility approved by the YCDC. • Procedures and work instructions on proper handling of diesel and maintenance chemicals as well as the disposal procedures for hazardous wastes will be developed and effectively communicated to all operations and maintenance personnel; • Material Safety Data Sheets (MSDS) to be provided for the diesel and any other chemicals (e.g. chemicals used for the maintenance activities, used at the STP and for the cooling towers) stored within the Project site; • Corrosion protection for steel tanks and their ancillary facilities (pumps, valves and pipes) will be provided to prevent leaks.	the groundwater quality screening levels (example, the Dutch Intervention Values (DIVs), further assessments will be necessary to determine the nature and extent of the contamination, as well as to remove the potential source(s) of contamination.		
Non - Hazardous Waste Management (Construction Phase)				
Improper management of waste will potential result in the following:	• Good housekeeping practices are essential within the site. Open	Daily inspection on housekeeping, storage	Contractor	Submission of monthly report

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
• Drainage impedance • Contamination of the surface runoff caused by the chemicals used at the Project site • Odour impacts • Possible health risks caused by disease vectors • Possibility of fires at the Project site	burning of any form of construction waste material within the Project site is strictly prohibited as apart from polluting the atmosphere and reducing the ambient air quality at the site, the activity poses a risk of fire spreading to the hazardous materials storage areas (example, diesel storage area). • General construction spoil will be recycled on site as much as possible. For example, construction aggregate materials may be considered as possible backfill material; • Domestic waste generated from the site offices and workers' temporary cabins will be stored in suitable covered receptacles or stored within enclosed areas and collected regularly by a YCDC-licensed contractor for disposal at an approved disposal/landfill sites; and • Unsalvageable construction spoil will be stockpiled at a designated site and sold to salvage yard operators or other contractors interested in recycling the material.	and disposal of non-hazardous waste generation from the Project Site will be carried out.		on the quantity and type of waste generated and its disposal method. Copies of the receipts used in the sale and/or of the waste materials will also be appended in the report.
Hazardous Waste Management (Construction Phase)				
Waste from demolition of old structures potentially containing hazardous materials such as ACM, SMF, PCB, LBP, ODS,	• As presently there is no collection system for hazardous waste in Yangon, the YCDC entrusts PCCD to	Daily inspection on housekeeping, storage and disposal of	contractor	Submission of monthly report on the quantity

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
radioactive smoke detectors, mercury containing materials, hazardous chemicals/wastes, mold and biological hazards. Other sources also include waste generated from construction activities including spent filter catridges, small quantities of waste of industrial paints and various type of spent soil and soil/rags contaminated with oily residue.	collect industrial waste, together with municipal and general waste. • • Project management team will meet with PCCD to discuss available options in deciding the best option in ensuring safe management and disposal of hazardous waste.	hazardous waste generation from the Project Site will be carried out.		and type of hazardous waste generated and its disposal method. Copies of the receipts used in the sale and/or of the waste materials will also be appended in the report.
Non Hazardous and Hazardous Waste Management (Operational Phase)				
Non-hazardous waste arising from occupancy of residential tower and hotel include: • Kitchen waste, • Office waste from administrative offices; • Hotel guests waste; • Garden waste; and • Miscellaneous waste. Hazardous waste will be generated in small quantities, largely from the operation of hotel's periodic maintenance activities including: • Used fluorescent bulbs; • Spent oils and solvents from hotel maintenance department; • Discarded or off-specification chemicals; • Containers, bags or equipment contaminated with chemicals or mineral oil; and • Rags, plastics, papers or filters	Project management team will meet with PCCD to discuss available options in deciding the best option in ensuring safe management and disposal of the non-hazardous and hazardous waste.	Daily inspection on housekeeping, storage and disposal of hazardous waste generation from the Project Site will be carried out.	contractor	Submission of monthly report on the quantity and type of hazardous waste generated and its disposal method. Copies of the receipts used in the sale and/or of the waste materials will also be appended in the report.

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
contaminated with chemical or oils.				
Cultural Heritage (Construction Phase)				
Interior remodeling with partial demolition and structural strengthening.	• Salvage, re-use and 'up-cycling' of historic interior elements from the MRB will be undertaken by the Developer. • An Architectural Dilapidation Survey Report has been prepared to document the existing condition and inventorize the heritage elements in the MRB, to be complemented by the contractor's comprehensive site audit prior to commencement of construction works. • Careful sequencing and appropriate controlled demolition methods for the internal elements is necessary, taking into account the MRB's phased construction through its history. • Active protection, instrumentation and monitoring of the MRB's structural integrity during remodeling works shall be undertaken.	No monitoring programme required.		
Foundation underpinning and basement construction	• Strategic retention and showcase of original plinth and footing of the MRB is recommended. • A robust facade retention frame will be installed to enhance structural stability during the excavation and internal remodelling works. • Low impact method and sequence for basement construction is necessary. • Active protection, instrumentation and monitoring of the MRB's structural	No monitoring programme required.		

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
	integrity during remodelling works shall be undertaken.			
Facade strengthening	• To consider factors such as low invasivity, compatibility, ease of reversibility, breatheability and other considerations that will not compromise the heritage and material characteristics of the historic fabric	No monitoring programme required.		
Indirect physical impact to adjacent heritage structures. -	• Structural dilapidation survey on adjacent buildings • Low impact method and sequence for basement construction • Active protection, instrumentation and monitoring of adjacent buildings	No monitoring programme required.		
Cultural Heritage (Operational Phase)				
New usage and design which includes addition and alteration work with the building's heritage significance and character.	• Improve public accessibility of the MRB where the public are able to gain varying levels of access to the heritage building. • A set of conservation principles and recommendations in the Architectural Heritage Survey Report will be incorporated into the Schematic Design by project consultants. • New additions to the MRB will be distinguished from the historic in design expression, but will be sympathetic and complementary in character and visually unobtrusive. • Customized solutions for structural modification, introduction of modern services, restoration and repair	No monitoring programme required.		

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
	methods are necessary to strike a balance between preserving the heritage character of the MRB and meeting contemporary functional requirements and building regulations.			
Visual impact on immediate setting of the MRB.	• Podium height will be lower than the eaveline of the MRB, and the segmented massing complements its scale and character. • Restrained design and sensitive use of masonry cladding and vertical greening, with glazed curtain wall will be kept to the tower blocks. • The proposed glazed entrance lobby within the courtyard will be visually light, appropriately scaled, and detached from the MRB's masonry structure.	No monitoring programme required.		
Visual impact on immediate and adjacent heritage structures	• 8.1m setback of the Project's podium block from Church compound boundary for fire engine access • Further setback of the Project's office towers from podium line • Sympathetic podium façade treatment	No monitoring programme required.		
Landscape and Visual (Demolition and Construction Phase)				
Temporary adverse landscape and visual impacts during the demolition and construction phase. Construction of the Project will also impact the existing trees within the site.	A decorative hoarding will be erected around the periphery of the site to screen the temporary construction works from the local low level receivers, mainly pedestrians. The proposed hoarding would provide a unified edge treatment and interface between the construction site and its landscape context.	Daily inspection of the hoarding to ensure there are no breaches or damaged areas.	contractor	Submission of monthly reports to the PP and the PE.

<table>
<tr><th>Potential Sources of Impacts</th><th>Mitigation/Management Measures</th><th>Monitoring Requirement and Frequency</th><th>Responsible Party</th><th>Monitoring and Reporting Requirements</th></tr>
<tr><td></td><td>Mitigation measure to retain existing trees include:

• Trees to be transplanted will be retained at proper nursery;
• Phased segmental root pruning for trees;
• Pruning of branches of existing trees;
• Watering of existing vegetation;
• All works affecting the trees identified for retention and transplantation will be carefully monitored; and
• Tree transplanting and planting works will be implemented by approved landscape contractors, inspected and approved by qualified Landscape Architect.
• Compensatory tree planting done by YCDC.</td><td></td><td></td><td></td></tr>
<tr><td colspan="5">Landscape and Visual (Operational Phase)</td></tr>
<tr><td>Only positive impacts are envisaged.</td><td>A landscape management plan has been prepared for the Project Site, including tree preservation and landscape work with measures are the followings:

• To create a plaza to the west of the cultural heritage building;
• To restore the cultural heritage building;
• To create landscaped gardens;
• To retain trees with historic value.</td><td>A qualified landscape architect will be employed to manage the landscape elements of the Project site.</td><td>PP</td><td>Submission of bi-yearly reports on the landscape management at the Project site.</td></tr>
</table>

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
Traffic and Transportation (Construction Phase)				
Increase in construction traffic.	• Construction traffic will avoid the peak traffic hours and adhere to YCDC limitations on vehicle size during specified hours of the day. • The exiting access to Grand Mee Ya Tha on Bogyoke Aung San Road will be used during construction. During construction of Phase 1 the FMI center will operate as existing. During construction of Phase 2 the FMI center access will be used.	No monitoring programme required.	Contractor	
Traffic and Transportation (Operational Phase)				
Increase in traffic and pedestrian volume around the vicinity.	• Improved footway surface along the boundary of the site • Left in / left out access on Bogyoke Aung San Road (currently right in / right out conflicting with traffic) • Relocation of pedestrian crossing on Bogyoke Aung San Road to align with the retail and office buildings • Signalization of the pedestrian crossing for improved pedestrian safety (traffic and pedestrian volumes will increase in future and so will conflicts so signalization would be required even without) • Removal of on street parking along the site boundary at Bogyoke Aung San Road to improve traffic flow and safety. • Improve lane markings and geometry of Bogyoke Aung San Road • Pedestrian connection / escalator in the north east corner of the site	No monitoring programme required.		

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
	providing air conditioned and traffic free route through the retail podium from Alan Pya Pagoda Road towards Bogyoke Aung San Road. • Ensuring that access is designed with suitable gradients and visibility according to international standards (UK, Singapore). • At the main access car park ramp - providing car park ticket booths on Basement 1 level to avoid queuing back onto Bogyoke Aung San Road. Other booths within the development will be a minimum of 30m from the road (standard applied in Bangkok).			
Compliance with Labor Standards (Construction and Operations Phase)				
• Compliance of the Company and its Contractors and subcontractors with national labor laws and relevant ILO core labor standards • Payment of mandated minimum wages • Payment of mandated benefits of workers • Prohibited employment of child labor and forced labor • Nondiscrimination Etc.	National labor law and measures to comply with relevant ILO labor standard conventions, including the following international practices with respect to the construction workforce: • promote the fair treatment, non-discrimination and equal opportunity of workers; • establish, maintain and improve the worker-management relationship; • promote compliance with national labor and employment laws; • protect the workforce, including vulnerable groups such as children or workers engaged by third parties, and workers in the project proponent's supply chain; • promote safe and healthy working conditions and workforce health and		PP	

Potential Sources of Impacts	Mitigation/Management Measures	Monitoring Requirement and Frequency	Responsible Party	Monitoring and Reporting Requirements
	well-being; and prohibit any use of forced labor.			
Health and Safety (Construction Phase)				
Factors affecting the health and safety of the workers: • Hazardous working areas/dangerous zones; • Communicable disease and vector borne disease; • Exposure to hazardous materials/chemicals; and • Traffic safety	The Guidelines on Minimum Health & Safety Standards for Major Works developed by MIHL will be adopted for the construction and operational phases of the Project.	During the construction phase, provisions will be made for the appointment of a Health and Safety Officer at the Project Site. Alternatively, one of the members of the ET can assume the role of managing the health and safety requirements at the Project Site.		

Appendix 5
Annual Monitoring Report





ENVIRONMENTAL AND SOCIAL PERFORMANCE & DEVELOPMENT EFFECTIVENESS ANNUAL MONITORING REPORT (AMR)

Client Company: [Meeyahta Development Limited]
IFC Project Name: ____________________
IFC Country of Investment: _____________
IFC Project Number: _______________
ADB Project Number: 47913
ADB Project Name: Yangon Urban Renewal and District Cooling Project

REPORTING PERIOD: _______(month/year) through ________(month/year)

AMR COMPLETION DATE: ___________(day/month/year)

Environment, Social and Governance Department
2121 Pennsylvania Avenue, NW
Washington, DC 20433 USA
www.ifc.org/enviro

Asian Development Bank
6 ADB Avenue, Mandaluyong City
1550 Metro Manila, Philippines
www.adb.org

AMR SECTION I

1. INTRODUCTION

IFC's and ADB's Investment Agreement for the [IFC Project Name]/Yangon Urban Renewal and District Cooling Project requires the [Meeyahta Development Limited] to prepare a comprehensive Annual Monitoring Report (AMR) on the environmental and social (E&S) performance of its facilities and operations. This document comprises IFC's and ADB's preferred format for E&S performance reporting. The following template may be supplemented with annexes as appropriate to ensure all relevant information on project performance is reported.

Contents:

- Project Information
- Client's Representation Statement by Sponsor-authorized representative
- Summary of Key E&S Aspects during the Reporting Period
- New Development/Corporate Financing
- Action Plan Status and Update
- Deviations/non-compliances
- Developmental Outcome (DOTs) Indicators
- Client's Feedback

AMR SECTION II

Client's Representation Statement by Sponsor-authorized representative

I ___________ [Name] in my role of _________ [state position within Company] and representing [Meeyahta Development Limited] certify that:

a) The Project is in compliance with all applicable E&S Requirements as described in the investment agreements, and all actions required to be undertaken pursuant to the IFC Environmental and Social Action Plan (ESAP), ADB Environmental and Social Management Plan, and any subsequent supplemental action plans (where applicable: with the exception made for those that have been disclosed in **Section VI** in this report).

b) In relation to the Project there are no:

- Circumstances or occurrences that have given or would give rise to violations of E&S and labor Laws or E&S and labor Claims.
- Social unrest, local population disruption or negative NGO/media/activist campaigns or activities against the project.
- Material social or environmental risks or issues in relation to the Project other than those identified by the Initial Environmental Examination, E&S Assessment, and the Environmental and Social Review Summary.
- to the best of the Borrower's knowledge existing or threatened complaints, orders, directives, claims, citations or notices from any Authority due to E&S issues.
- Any written communication from any Person, concerning the Project's failure to comply with any matter covered by the Performance Standards.
- to the best of the Borrower's knowledge ongoing or threatened strikes, slowdowns or work stoppages by employees of the Borrower or any contractor or subcontractor with respect to the Project.

c) All information contained in this AMR is true, complete and accurate in all respects at the time of submission and no such document or material omitted any information the omission of which would have made such document or material misleading.

d) There have not been any new company activities (e.g. expansions, construction works, etc) that could generate adverse environmental and social impacts, and there have been no new E&S Impact Assessment (ESIA) studies, audits, or E&S action plans conducted by or on behalf of [Meeyahta Development Limited], with respect to any E&S standards/regulations applicable to the Project that IFC/ADB has not been notified about.

Signature ***Date***

AMR SECTION III

2. SUMMARY OF KEY E&S ASPECTS DURING THE REPORTING PERIOD

This section aims to identify the key E&S progress/activities/incidents during the Reporting period (include Summary of Key Findings for the Reporting Period e.g. non-compliances, significant incidents[1], social unrest, significant improvements/initiatives regarding E&S performance, etc.)

Project Status

Select the current status of the project and provide a brief description of the developments in relation to the project over the reporting period. For example, has construction been started or completed, has new equipment been installed, has production capacity increased, or is the investment in new projects considered?

☐Design ☐Construction ☐ Expansion ☐Operation ☐ Closure ☐ Other (specify)

New investment under development? (Corporate and Investment Funds) ☐Yes ☐ No
Please provide details in **Section IV** of this AMR report.

Please list all operating facilities and locations in the following table.
Table III.I *Name/Location*

Name of facility	Location (state/province, commune/township, county, city, country)	Start of Operation (MM/YY)

1 Examples of significant incidents are: chemical and/or hydrocarbon materials spills; fire, explosion or unplanned releases, including during transportation; ecological damage/destruction; local population impact, complaint or protest; failure of emissions or effluent treatment; legal/administrative notice of violation; penalties, fines, or increase in pollution charges; negative media attention; chance cultural finds; labor unrest or disputes; local community concerns, etc.

PS1. Assessment and Management of Environmental and Social Risks and Impacts

Please provide details on the status of the following voluntary Management systems certification schemes at your facility, provide details below?

	Not being considered	Future consideration	Planning to implement	Currently implementing	Successfully implemented	Date of certification/ re-certification
ISO 9001 – Quality	☐	☐	☐	☐	☐	
ISO 14001 – Environment	☐	☐	☐	☐	☐	
OHSAS 18001 – OHS	☐	☐	☐	☐	☐	
Other	☐	☐	☐	☐	☐	

Describe any material changes in the organizational structure to manage environment, health and safety, labor and social aspects during the reporting period. Describe number of personnel in charge of E&S issues.

Describe the level of environmental, social and health and safety training provided to staff. Provide annex with list of topics, hours of training and number of participants.

During the reporting period, are you aware of any events that may have caused damage; brought about injuries or fatalities or other health problems; attracted the attention of outside parties; affected project labor or adjacent populations; affected cultural property; or created liabilities for your company?

☐Yes ☐ No

Provide details

Describe any ongoing public consultation and disclosure, liaison with non-governmental organizations (NGOs), civil society, local communities or public relations efforts on environmental and social aspects.

Briefly describe new initiatives implemented during the reporting period or additional managerial efforts on E&S aspects (e.g. Energy/water savings, sustainability report, waste minimization, etc.)

Briefly describe the number and type of comments and/or grievances received by the Company in relation to E&S Issues. How many have been resolved and how many are pending? (Please attach a table with grievance redress details)

Corporate/Investment Funds: Have ESIAs (Corporate) and E&S Due Diligence been conducted during the reporting period? (Please provide copies)

PS2. Labor and Working Conditions

Have you changed your Human Resources (HR) policies, procedures or working conditions during the reporting period?

☐Yes ☐ No Provide details

Provide the following information regarding your workforce:

Site	# of direct employees	# female direct employees	# [direct] employees terminated	# [direct] employees hired	# Contractor employees[2]
Site 1					
Site 2					
…etc					

Occupational Health and Safety

Describe the main changes implemented in terms of Occupational Health and Safety (OHS) during the reporting period, e.g. identification of hazards, substitution of chemicals, new controls, etc.

Occupational Health and Safety Indicators

Report Total numbers for each parameter	This reporting period		Reporting period – Previous year	
	Direct employees	Contractor employees	Direct employees	Contractor employees
Total number of Workers				
Total man-hours worked – Annual				
Total number of lost time due to occupational injuries				
Total number of lost workdays due to injuries				
Number of fatalities				

Provide details for the non-fatal injuries during this reporting period:

Company or contractor employee?	Total workdays lost	Description of injury[3]	Cause of accident	Corrective measures to prevent reoccurrence

Describe in detail fatalities and vehicle accidents, including corrective measures (provide copies of OHS investigation and respective corrective plan).

2 Contractors are those performing core functions for the Company on Company premises or in the name of the Company.

3 Injury: Incapacity to work for at least one full workday beyond the day on which the accident or illness occurred.

Lost workdays are the number of workdays (consecutive or not) beyond the date of injury or onset of illness that the employee was away from work or limited to restricted work activity because of an occupational injury or illness.

Significant Incidents

Date of Incident	Type of Incident (drop down list)	Brief Description of Incident	Fatalities? (Y/N)	# of Fatalities	Preventive measures taken after the incident

PS3. Resource Efficiency and Pollution Prevention

Provide the following environmental monitoring data for this reporting period. If you already have all the data requested available in another format, this can be submitted instead. Please provide a scaled facility map showing the precise locations of all monitoring points.

1. Liquid Effluent

Liquid Effluent refers to all types of liquid waste which is discharged from the site. Types of liquid effluent include process, sanitary, storm water, and thermal discharges. Please provide [host country] maximum levels in [host country] units in the table below.

Liquid Effluent Monitoring Point Location[4]:

Name of facility	Liquid Effluent Parameters	Collection Frequency	WBG/IFC Maximum Levels (WBG/IFC Units)	[host country] Maximum Levels ([host country] Units)	[Client Company] Performance ([host country] Units) Annual average
	Biochemical oxygen demand (BOD_5)		30 mg/l		
	Chemical Oxygen Demand (COD)		125 mg/l		
	Total coliform bacteria		400 MPN/100ml		
	Oil and Grease		10 mg/l		
	PH		6.0-9.0		
	Total suspended solids		50 mg/l		

2. Ambient Noise (During Construction Phase)

Ambient Noise refers to noise levels outside of [Meeyahta Development Limited]'s boundaries. [Meeyahta Development Limited] is required to collect representative samples of ambient noise at the site limit of each location and report the results to IFC/ADB. Please provide [host country] maximum levels in [host country] units in the table below.

Ambient Noise Residential Point Location[5] and Industrial or Commercial Monitoring Point Location:

4 Provide latitude, longitude of the liquid effluent discharge point. Alternatively, provide a facility map showing the precise location of all liquid effluent discharge points.

5 Provide latitude, longitude of ambient noise monitoring points. Alternatively provide a scaled map showing the precise location of the monitoring points.

Name of facility	Ambient Noise Parameters	Collection Frequency	WBG/IFC Maximum Levels (WBG/IFC Units)	[Host country] Maximum Levels ([host country] Units)	[Client Company] Performance ([host country] Units) Annual average of quarterly samples
	Noise at the facility boundary	Semi-annually	70 dB(A)		
	Noise at the facility boundary	Semi-annually	70 dB(A)		
	Noise at the facility boundary	Semi-annually	70 dB(A)		
	Noise at the facility boundary	Semi-annually	70 dB(A)		

3. Point Source Air Emissions

[This section is applicable only if there is any boiler at project sites with a rated heat input capacity of 3MWth-50MWth]. Point Source Air Emissions refers to air flow out from a specific location on a project site. These emissions can come from points such as process stacks, power generation stacks and vents.

[Meeyahta Development Limited] is required to collect representative samples of point source air emissions at key emission locations for all parts of the production facility as given in Table III.I *Name/Location* , submit these samples for laboratory analysis and report the results to IFC/ADB. Monitoring should take place while facility is operating. Where continuous monitoring equipment for emissions are installed, the laboratory sample data can be substituted with annual average means for these emission points. Please provide [host country] maximum levels in [host country] units in the table below, and replicate the table for each facility as needed.

Point Source Air Emissions Monitoring Point Location[6]:

Name of production facility	Point Source Air Emission Parameters	Collection Frequency	WBG/IFC Maximum Levels (WBG/IFC Units)	[Host country] Maximum Levels (Specify Units)	[Sponsor name] Performance (host country units) Annual average of quarterly samples
	NO_x	Quarterly	600 mg/Nm3		
	PM_{10}	Quarterly	50 mg/Nm3		
	SOx	Quarterly	400 mg/Nm3		

4. Solid Waste Management

***Construction* Solid Waste Management Summary**

Solid Waste Type Includes description	Annual Quantity	Method of Storage, Handling and/or Treatment

6 Provide latitude, longitude of the point source air discharge point. Alternatively provide a scaled facility map showing the precise location of all discharge points.

Solid Waste Type (Same as Above, Description not Included)	Method of Recycling, Reuse or Disposal[7]

If any of the EHS guidelines or local regulatory limits are exceeded please explain the cause and, if appropriate, describe the planned corrective actions to prevent re-occurrence.

5. Energy and Water consumption management:

Utility Type	Units	Annual Consumption			Total
		Site 1	Site 2	Site 3	
Grid electricity	kWh				
Natural Gas	m^3				
Diesel	L				
Other fuel (specify)	L				
Water	m^3				

Describe Energy, Water, and Resource Efficiency measures in the past year and annual savings achieved. Provide relevant monitoring reports and documents.

PS4. Community Health, Safety and Security

Using the table below list and briefly describe any new initiatives implemented in relation to community health and safety. Include risk assessments, new infrastructure and equipment; hazardous materials and safety management, transportation and exposure to disease.

Mitigation Measure	Expected or actual date of Implementation	Planned future mitigation efforts?

During the reporting period were there any emergency drills conducted with community participation? How were local communities made aware of the emergency response plans?

Please describe any changes in the Company's engagement with private/public security forces during the reporting period and any corresponding agreements.

Life & Fire Safety (L&FS):

Please complete the following table for [Meeyahta Development Limited]'s operations, and provide a copy of relevant L&FS (semi)-annual audit reports:

7 Describe disposal method (e.g. landfill, incineration, land farming, reuse, etc.) Provide name and location of disposal facility used; state if waste is sold as by product, scrap or a material to be used by others; state name and business of purchaser. Provide additional sheets as needed to fully describe disposal, organizations involved in waste management, facility permits, and agency authorizations.

Name of production facility	[Meeyahta Development Limited] Fire Safety Verification Activities	Mandatory Frequency	Date(s) Performed	Observed Deficiencies[8]	Corrective Actions and Schedule For Implementation[9]
	Fire Drills	Minimum: one (1)/year			
	Inspect and certify fire detection and suppression, electrical and mechanical systems.	Minimum: two (2) inspections/year			
	Inspect, refill/recharge portable fire extinguisher.	Minimum: two (2) inspections/year			
	Fire Drills	Minimum: one (1)/year			
	Inspect and certify fire detection and suppression, electrical and mechanical systems.	Minimum: two (2) inspections/year			
	Inspect, refill/recharge portable fire extinguisher.	Minimum: two (2) inspections/year			
	Fire Drills	Minimum: one (1)/year			
	Inspect and certify fire detection and suppression, electrical and mechanical systems.	Minimum: two (2) inspections/year			
	Inspect, refill/recharge portable fire extinguisher.	Minimum: two (2) inspections/year			
	Fire Drills	Minimum: one (1)/year			
	Inspect and certify fire detection and suppression, electrical and mechanical systems.	Minimum: two (2) inspections/year			
	Inspect, refill/recharge portable fire extinguisher.	Minimum: two (2) inspections/year			

8 Attach additional sheets as needed to fully describe observed deficiencies.

9 Attach additional sheets as needed to fully describe corrective actions and implementation.

PS5. Land Acquisition and Involuntary Resettlement

*This section only needs to be completed if there were new land acquisition or relocation activities during the reporting period.

Provide the following information regarding land acquisition required for the project that has taken place during the reporting period. If none, write N/A and skip this section.

	# Plots	**Hectares**	**Status of Acquisition % total area**
Total area acquired during the reporting period			
Total area of agricultural lands affected			

Displacement Indicators

	Total land (Ha)	**Total Families/ Business**	**Total Individuals**	**Resettled/ Restored To Date**	**Pending**	**Comments**
1. Physically displaced						
Legal title holders						
Without title Squatters						
Renters						
Total						
2. Economically displaced						
3. Physically and Economically Displaced (Both)						
TOTAL						

Briefly describe any measures to avoid impacts on livelihoods and residences during the reporting period.

Briefly describe the type of solutions provided for new physical displacement and economic displacement not included in the RAP.

Briefly describe any special measures for particularly vulnerable cases (elderly, female-headed household, etc.) (new displacement).

Please attach detailed information/report of the resettlement process as per the Resettlement Action Plan monitoring arrangement.

Please attach information/process adopted for the relocation of tenants from the buildings on site, including provision of adequate notice period etc.

Grievance Mechanisms

Using the table provided below list any grievance or dispute (include court action) regarding land acquisition or resettlement received during the reporting period, describe how it was addressed and its current status.

Grievance/ Dispute date	Complainant	Issue	Resolved (Y/N)	Action taken	Date closed

PS7. Indigenous Peoples (IP)

Please describe any issues related to IPs during the reporting period.

Describe any engagement activities and agreements with IPs during the reporting period.

PS8. Cultural Heritage

Using the table below, list new cultural property discovered in the course of project activities during the reporting period.

Location	Date of discovery	Type of discovery	Additional protection measures taken

AMR SECTION IV

*This section only needs to be completed if there were new development or corporate financed projects.

New Development/Corporate Financing

Social and Environmental Screening

Please list projects which have come under active consideration for development since the last report. Provide E&S due diligence reports prepared by the Client Company.

Project and Location	Brief Description

Projects Completed or in Progress during the Reporting Period

Please complete the table to list the projects completed during the reporting period, which are operated by the Client Company or which are under construction, and how environmental and social risk was managed in these projects. If risk management cannot be adequately covered in the sections which follow, please add any relevant information if required.

Project	Status (e.g. under construction, complete)	Major risk management measures adopted

Pre-development Project Screening

Please complete the table to show how [Meeyahta Development Limited] has screened potential projects and identified potential adverse environmental and/or social impacts covered by IFC's Performance Standards and ADB's Safeguard Policy Statement which may arise from these projects. If issues were identified, please describe briefly how [Meeyahta Development Limited] expects that these issues will be managed in compliance with IFC Performance Standards, ADB's Safeguard Policy Statement and local law. For each project please also state whether a formal Environmental and Social Impact Assessment was prepared.

Project	Check if the PS is applicable							Management Measures Summary	Formal ESIA prepared?
	PS 2	PS 3	PS 4	PS5	PS6	PS7	PS8		

AMR SECTION V

Action Plan Status and Update

Please provide an update on the implementation status of the action plan.

Environmental and Social Action Plan (ESAP) Status Report			
Task Title/Description	**Completion Date**	**Status as of DD/MM/YYYY**	**% Complete**

AMR SECTION VI

Deviation/non-Compliances

The following are the identified deviation/non-compliances identified in reference to the following: (i) IFC's Performance Standards; (ii) ADB's Safeguard Policy Statement; (iii) ESAP; (iv) Non- compliance with local E&S regulations (v) WBG EHS Guidelines applicable to this Project.

If there are any Non-compliances/deviations please record and provide additional information:

Areas of Interests	Non-Compliances Identified	Corrective Action Plan	Status of Completion	Completion Date
IFC's Performance Standards (PS1. 8)				
ADB's Safeguard Policy Statement				
Environmental and Social Action Plan				
Local environmental and social regulations				
Applicable EHS Guidelines				

Please explain the cause and, if appropriate, describe the planned corrective actions to prevent re-occurrence.

AMR SECTION VII

Developmental Outcome Tracking (DOTs) Indicators

IFC investment team to please fill out the DOTs indicators.

DOTS Indicators to be reported in the AMR					
Environmental and Social Indicators					
Indicator	Definition	Units	Value Previous FY	Value Current FY	OBSERVATIONS/COMMENTS
Residential units	Residential units constructed and ready for occupancy	#			
Westin Hotel ADR	Average Daily Rates	US$			
Westin Hotel Occupancy	Average Occupancy	%			

Westin Serviced Apartment ADR	Average Daily Rates	US$			
Westin Serviced Apartment Occupancy	Average Occupancy	%			
Office ADR	Average Daily Rates	US$			
Office Occupancy	Average Occupancy	%			
Retail ADR	Average Daily Rates	US$			
Retail Occupancy	Average Occupancy	%			
Taxes and Other Payments to Government	Taxes and other payment to Government, including lease payments	US$			
Westin Hotel number of Rooms	Number of Westin hotel rooms	#			
Peninsula Hotel number of Rooms	Number of hotel rooms constructed and ready for occupancy	#			
Westin Serviced Apartment GFA	Westin Serviced Apartment GFA	sqm			
Restoration of the former British Burma Railways company	Building space	sqm			
District cooling plant completed and operating	Cooling capacity	MW			

Office GFA	Office GFA	sqm			
Retail GFA	Retail GFA	sqm			
Direct employment	Direct employment number (include breakdown between hospitality and retail)	#			
Female employment	Female employment number (include breakdown between hospitality and retail)	#			
Skills Training Hospitality	Direct employees (including Peninsula)	#			
Skills Training-Hospitality Female employees	Female employees (including Peninsula)	#			
Wages and benefits paid	Wages and benefits paid to all employees	US$			
Wages and benefits paid to female employees	Wages and benefits paid to female employees	US$			
Purchases of goods and services from domestic suppliers	Purchases from domestic suppliers	US$			
Electricity avoidance (district cooling)	Electricity saved	Mwh			
GHG emissions avoided (district	Carbon dioxide (CO_2) Equivalent	Tons of CO_2 equivalent			

cooling)					

Explanatory Notes:

Terms	Definitions
Reporting Period	Annually.
Fiscal Year and Financial year end	Please indicate the fiscal year end, as well as the financial year end, if the latter is different for the company.
Currency/Exchange Rate	Please provide data in local currency and US dollars using the average exchange rate (Local Currency/US$) over the annual reporting period.
Goods and services purchased locally during operations	This includes imported goods that are purchased within Myanmar.
Direct Employment	Number of full-time *equivalent* (FTE) employees as per local definition working for the client company or project at the end of the reporting period. This includes directly hired individuals and individuals hired through third party agencies as long as those individuals provide on-site services related to the operations of the client company. Also, this includes FTE jobs by seasonal/temporary and part-time employees. Such jobs are converted to FTE jobs on a pro-rata basis (e.g. if working week equals 40 hours, a 24 hr/week job would equal 0.6 FTE. Seasonal or short term jobs are prorated on the basis of the portion of the reporting period that was worked (e.g., a full-time position for three months would be equal to a 0.25 FTE job if the reporting period is one year). If information is not available, the rule of thumb is two part-time jobs equal a full time job.
Full Time Employees	Those employees who have a contract for at least 12 months per annum and work an average of at least 8 hours per day or 40 hours a week.
Temporary employees	Those employees hired on short term contract; and without access to company benefits.
Part-time employees	Those employees who have a contract for less than 12 months per annum, or work less than 40 hours per week.
Direct Taxes paid to government	Corporate/profit taxes, Value added tax (VAT), sales tax, etc.
Payments to government other than direct taxes	All payments to the government (other than taxes listed above) made by the client company over the reporting period, e.g. (i) royalties, (ii) dividends and related taxes, (iii) management and/or concession fees, (iv) license fees, (v) tax on payment of interest, (vi) lease payments and (viii) other material payments net of any direct subsidies received.

Please ensure that any deviations from the above definitions or any unusual aspects of the data are explained

AMR SECTION VIII

Client's Feedback

Please check the box that best represent your evaluation of the support received from IFC.
On dealing with E&S aspects of the investment, how diligently in your opinion has IFC been.

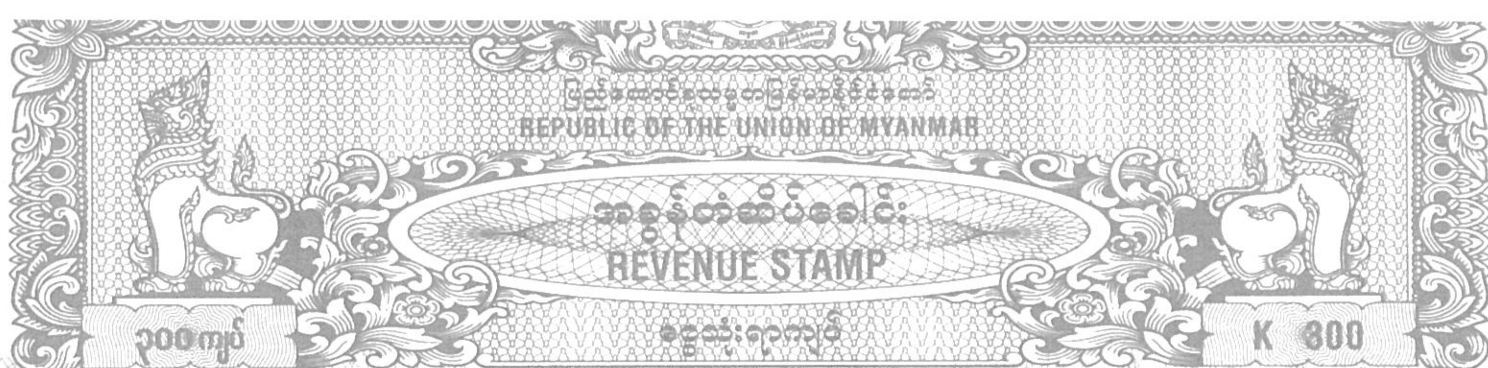
Areas of IFC Assistance:	No	Excellent	Above the	As	Below what	Comments

	opinion	level of support	expectations	reasonably expected	was expected	
To help you in the interpretation and applicability of IFC's Performance Standards	☐	☐	☐	☐	☐	
To provide you with guidance for the implementation of the Environmental and Social Action Plan (ESAP)	☐	☐	☐	☐	☐	
To share the outcomes of IFC supervision visits to the project and on agreeing in corrective actions	☐	☐	☐	☐	☐	
To demonstrate flexibility and creativity to guide the Company's management of project's E&S issues.	☐	☐	☐	☐	☐	

You are welcomed to provide any additional comments or suggestions:

Appendix 6
Landmark Development Costs

COST PLAN	US$
LAND COST	94,000,000
BUILDING CONSTRUCTION COST	429,676,000
PROJECT SOFT COSTS/CONSULTANT FEES	40,608,000
COMMERCIAL TAX	9,565,000
INFLATION	20,151,000
WITHHOLDING TAX	1,000,000
CONTINGENCY	25,000,000
LANDMARK DEVELOPMENT COSTS	**620,000,000**



SHAREHOLDERS' AGREEMENT EXTENSION LETTER

SHAREHOLDERS' AGREEMENT EXTENSION LETTER (the "**Letter**"), dated 28 December 2016

PARTIES

(1) **FIRST MYANMAR INVESTMENT CO., LTD.**, a public company incorporated in Myanmar with registration number 159 of 1992-1993 whose registered office is at FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar ("**FMI**");

(2) **YOMA STRATEGIC HOLDINGS LTD.**, a public limited company organised and existing under the laws of Singapore with registration number 196200185E whose registered office is at 78 Shenton Way, #32-00, Singapore 079120 and whose shares are traded on the Singapore Stock Exchange ("**YSH**");

(3) **YOMA STRATEGIC INVESTMENTS LTD.**, a public limited company incorporated in Singapore with registered number 200410344H whose registered office is at 78 Shenton Way, #32-00, Singapore 079120 ("**YSIL**");

(4) **MITSUBISHI CORPORATION**, a publicly listed company incorporated in Japan with registered number 0100-01-008771 whose registered office is at 3-1, Marunouchi 2-chome, Chiyoda-ku, Tokyo, Japan ("**MC**");

(5) **MITSUBISHI ESTATE CO., LTD.**, a publicly listed company incorporated in Japan with registered number 0100-01-008774 whose registered office is at 6-1, Otemachi 1-chome, Chiyoda-ku, Tokyo, Japan ("**ME**");

(6) **MMJ YANGON DEVELOPMENT PTE. LTD.**, a private limited company organised and existing under the laws of Singapore with registration number 201630987H whose registered office is at 6 Temasek Boulevard, #29-00, Suntec Tower Four, Singapore 038986 ("**ME(SPV)**");

(7) **ASIAN DEVELOPMENT BANK**, a multilateral financial institution created pursuant to the agreement establishing the Asian Development Bank (the ADB Charter) with address at 6 ADB Avenue, Mandaluyong City 1550, Metro, Manila, Philippines ("**ADB**"); and

(8) **INTERNATIONAL FINANCE CORPORATION**, an international organisation established by articles of agreement among its member countries ("**IFC**"),

(each a "**Party**" and together, the "**Parties**").

IT IS AGREED as follows:

1. In this Letter, unless the context otherwise requires, capitalised words shall have the respective meanings given to them in the Shareholders' Agreement dated 12 July 2016 and includes all amendments, additions and variations thereto agreed between the parties thereto (the "**SHA**").

2. Pursuant to and in accordance with Clause 2.2 of the SHA, each Party hereby agrees to extend the long-stop date to satisfy or (where applicable) waive the conditions set out in Clauses 2.2(a) and 2.2(b) of the SHA from 31 December 2016 to 30 June 2017.

3. Save as otherwise provided herein, all other provisions of the SHA shall remain in full force and effect.

4. Each of the Parties acknowledges and agrees that this Letter constitutes a Finance Document.

5. This Letter may be executed in any number of counterparts, which shall each constitute an original and together constitute one agreement. If this Letter is executed in counterpart, it shall not be effective unless each Party has executed at least one counterpart.

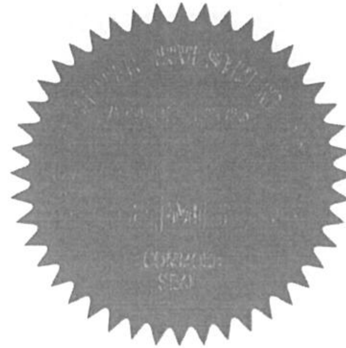
6. This Letter and any non-contractual obligations arising in connection with it (and, unless provided otherwise, any document entered into in connection with it) shall be governed and construed in accordance with English law.

7. Clause 43 (Communications), Clause 46 (Dispute Resolution) and Clause 48 (Immunities and Privileges) of the SHA shall apply to this Letter as if set out in full in this Letter and all references to "this Agreement" shall be read as references to "this Letter".

IN WITNESS WHEREOF, this Letter has been signed by IFC and ADB and executed as a deed by the other Parties hereto and is intended to be and is hereby delivered by each of the Parties as a deed on the date of this Letter.

[*remainder of page left intentionally blank*]

EXECUTION PAGE



The common seal of)
FIRST MYANMAR INVESTMENT CO., LTD.)
was hereunto affixed in accordance with its)
Articles of Association)

Director

Director

Director/Secretary

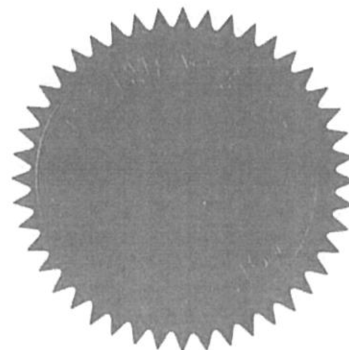
The common seal of)
YOMA STRATEGIC HOLDINGS LTD.)
was hereunto affixed in accordance with its)
Articles of Association)



Director

Director/Secretary

The common seal of)
YOMA STRATEGIC INVESTMENTS LTD.)
was hereunto affixed in accordance with its)
Articles of Association)



Director

Director/Secretary

Executed as a deed by)
MITSUBISHI CORPORATION)
acting by Takuya Kuga)
Division COO, Real Estate Business Div.

Executed as a deed by)
MITSUBISHI ESTATE CO., LTD.)
acting by Jo Kato)

Jo Kato
Deputy President.

The common seal of)
MMJ YANGON DEVELOPMENT PTE. LTD.)
was hereunto affixed in accordance with its)
Articles of Association)



Director 古賀健太郎

Kentaro Koga

Director/Secretary

Yoshihiko Kikukawa

ASIAN DEVELOPMENT BANK)
By ______________________:)
)
)

Title: OFFICER-IN-CHARGE
INFRASTRUCTURE FINANCE DIVISION 2
PRIVATE SECTOR OPERATIONS DEPARTMENT

IFC

By ______________________:) Henrik Elsciter Pedersen
)
)
)

Title: Senior Manager - Corporate and Social Service - Asia

ADHERENCE AGREEMENT

THIS DEED OF ADHERENCE is made and issued on 28 December 2016 by **MMJ YANGON DEVELOPMENT PTE. LTD.** ("**ME (SPV)**"), a company incorporated in Singapore with registration number 201630987H whose registered office is at 6 Temasek Boulevard, #29-00 Suntec Tower Four, Singapore 038986 in favour of and for the benefit of each and all of the following:

(1) the parties to the Shareholders' Agreement dated 12 July 2016 (the "**Shareholders' Agreement**") made between the parties (as defined therein); and

(2) all persons and corporations who are or subsequently become shareholders of the Company.

WHEREAS

The parties to the Shareholders' Agreement have agreed thereunder to regulate the affairs of the Company and to carry out the Business (as defined therein).

NOW THIS DEED WITNESSES as follows:

1 In this Deed, all references to the "**Shareholders' Agreement**" means the Shareholders' Agreement referred to in sub-paragraph (1) above and includes all amendments, additions and variations thereto agreed between the parties thereto as contained or evidenced in the following documents:

(a) Adherence Agreement dated 8 August 2016 made by ADB in respect of the Shareholders' Agreement.

2 ME (SPV) hereby covenants and agrees with each of the parties, persons and corporations in whose favour and for whose benefit this Deed is executed that:

(a) ME (SPV) will as from the date of its incorporation, be bound by, and be entitled to the benefit of, all the terms and conditions of the Shareholders' Agreement which are applicable to it as ME (SPV) in all respects as if it had been a Party thereto;

(b) all references to "ME (SPV)" in the Shareholders' Agreement shall be read as references to ME (SPV); and

(c) this Deed is enforceable against ME (SPV) by any of the parties, persons and corporations in whose favour and for whose benefit this Deed is executed.

3 For the purpose of Clause 43 (*Communications*) of the Shareholders' Agreement, the addresses, numbers and other details of ME (SPV) are as follows:

Address: Marunouchi Park Bldg., 6-1, Marunouchi 2-chome,

Chiyoda-ku, Tokyo, Japan

Fax number: +81-3-3210-3376

Attention: Yukihiko Ando, Assistant Manager

With a copy to:

Address: 6-1, Otemachi 1-chome, Chiyoda-ku, Tokyo, Japan

Fax number: +81-3-3214-3644

Attention: Kotaro Takatsuki, Manager

4 This Deed shall be governed by, and construed in accordance with, English law.

5 No person (other than ME (SPV) and the parties to the Shareholders' Agreement) should have the right to enforce a provision of this Deed pursuant to the Contracts (Rights of Third Parties) Act 1999.

IN WITNESS WHEREOF this Deed has been entered into and delivered on the date stated at the beginning.

ME (SPV)

The Common Seal of)
MMJ YANGON DEVELOPMENT PTE. LTD.)
was hereunto affixed in accordance with its)
Articles of Association



Kentaro Koga
Director

Yoshihiko Kikukawa
Director



2016 Build Operate and Transfer Contract No. 2 (Landmark Project)

Pursuant to the Build, Operate and Transfer Contract, the Lease Agreement, and the Construction Agreement, all dated 14th August 1993; the Land Lease Agreement dated 18th May 1995; the Supplementary Build, Operate and Transfer Contract, the Supplementary Lease Agreement and the Supplementary Construction Agreement, all dated 9th January 1997; and the Framework Agreement dated 31st December 2015 (collectively "**The Agreements**"), this 2016 Build Operate and Transfer Contract No. 2 ("**2016 BOT Contract No. 2**") is made in Nay Pyi Taw on 23rd July 2016 between:

Myanma Railways of Ministry of Transport and Communications, the Republic of the Union of Myanmar ("**the Lessor**" or "**MR**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this 2016 BOT Contract No. 2 by U Thurein Win, Managing Director, of the one part; and

Meeyahta International Hotel Limited, a limited company incorporated under the laws of the Republic of the Union Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, ("**the Lessee**" or "**MIHL**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this 2016 BOT Contract No. 2 by U Theim Wai @ Mr Serge Pun, of the other part.

(each a "**Party**" and together the "**Parties**").

WHEREAS the Parties have previously executed The Agreements relating to the "**Land**"; specifically the Build, Operate and Transfer Contract, the Lease Agreement and the Construction Agreement all dated 14th August 1993 and executed between MR and Serge Pun & Associates Ltd. ("**SPA"**) in relation to, *inter alia*, the renovation and improvement of the existing Myanma Railway Headquarter building into a five star international hotel; the Supplementary Build, Operate and Transfer Contract, the Supplementary Lease Agreement and the Supplementary Construction Agreement all dated 9th January 1997 and executed between MR and MIHL having acknowledged that SPA had assigned all rights and obligations to MIHL; the Land Lease Agreement dated 18th May 1995 executed between MR and Yangon Land Co. Limited ("**YLC**") in relation to the development of a 11-storey building now known as the FMI Centre; and



"စာချုပ်စာတမ်းမူရင်းခွဲ(သို့)မူရင်းမိတ္တူဖြစ်ကြောင်းသက်သေခံချက်"

"ဤစာချုပ်သည် မြန်မာနိုင်ငံတံဆိပ်ခေါင်း အက်ဥပဒေဇယား(၁)တွင်ပါရှိသော အမှတ်စဉ် (၅" (ဂ))အရ ဆောက်လုပ်ရေး သဘောတူစာချုပ် စာချုပ်အမျိုးအစားဖြစ်၍ တံဆိပ်ခေါင်းခွန် ကျပ် ၁၅၀,၀၀၀/- ထိုက်သင့်သည့် စာချုပ်စာတမ်း အမျိုးအစားဖြစ်ပါသည်။ မူရင်းစာချုပ်တွင် ထိုက်သင့်သော တံဆိပ်ခေါင်းခွန် ကျပ် ၁၅၀,၀၀၀/- အား ၁၈.၇.၂၀၁၆ ရက်နေ့၌ ဇမ္ဗူ့ဘရောင်းမှာနမိတ်၊ နေပြည်တော် မြို့နယ်တွင် ထမ်းဆောင်ပြီးဖြစ်ကြောင်း တွေ့ရှိရပြီး မူရင်းစာချုပ်နှင့် တိုက်ဆိုင်စစ်ဆေးရာတွင် မှန်ကန်မှုရှိကြောင်း စိစစ်တွေ့ရှိရပါသည်။ ယခု မူရင်းခွဲ (သို့) မူရင်းမိတ္တူ ပြုလုပ်သော စာချုပ်တွင်လည်း ထိုက်သင့်သည့် တံဆိပ်ခေါင်းခွန် ကျပ် ၁၀၀ အား ၂၀.၇.၂၀၁၆ ရက်နေ့တွင် ပေးဆောင်ပြီးဖြစ်ပါသဖြင့် အဆိုပါမူရင်းစာချုပ်၏ မူရင်းခွဲ(သို့)မူရင်းမိတ္တူဖြစ်ပါကြောင်း သက်သေခံအပ်ပါသည်၊

WHEREAS pursuant to the Framework Agreement the Lessor has agreed that the Land Lease Agreement dated 18th May 1995 relating to the FMI Centre Land shall be assigned from Yangon Land Co. Limited to MIHL and MIHL shall be regarded as the lessee thereunder which land has been amalgamated as part of the Land defined herein; and

WHEREAS MIHL has submitted a proposal to MR for the re-development of the Land and MR, in order to facilitate such commercial re-development, has agreed to the sub-division of the Land totalling 39,177 square metres into two parcels, being the "**International Hotel Project Land**" totalling 13,488 square metres and the "**Landmark Project Land** totalling 25,689 square metres and by 2016 Master Land Lease No. 1 and 2016 Master Land Lease No. 2, entered into of even date MR has leased the two parcels of land to MIHL; and

WHEREAS MIHL wishes to utilise the Land on a Build Operate and Transfer basis to enable the construction, development and operation of a mixed use property complex in accordance with the development plan "**Design Concept**" submitted to the Yangon City Development Committee (YCDC). The "**Projects**" will comprise a 5-star hotel (conserved and converted from the former Myanmar Railway Headquarter building), a 5-star luxurious condominium building, a business hotel and executive serviced apartments tower, two office towers, a retail podium and basement for car park and common facilities which shall be subject to any changes arising from the final construction and development plan, as approved by the MR and YCDC.

NOW, THEREFORE, the Parties have agreed as follows:

DEFINITIONS

In this 2016 BOT Contract No. 2, the following words and expressions shall have the meanings assigned to them except where the context otherwise requires:-

"Aggregate Investment Sum"	means the investment amount approved by the MIC in the incorporation of the Landmark JV estimated to be around USD 543 million;
"Ancillary Documents"	means the documents which have historical and technical relevance to the Parties and the Land; as included in the agreed bundle prepared and bound as a single reference document, as at the date of signing of this agreement/contract;
"Annual Rent"	means the annual rent payable each year as provided in Clause 3 of the 2016 Master Land Lease Agreement No. 2;
"BOT"	means the Build, Operate and Transfer provisions providing for the transfer of the Landmark Project to the MR at the end of the Lease Term or earlier as provided for herein;
"Design Concept"	means the proposal for the development of the Projects which was submitted to the YCDC in July 2015;

"FMI Centre Land"	a parcel of land located at 380 Bogyoke Aung San Road, Pabedan Township which is covered by the Land Lease Agreement dated 18th May 1995 between Lessor and Yangon Land Co., Limited;
"Government Authorities"	means persons who have a power to decide the issuance of permits, licences, approvals, acknowledgements and consents;
"International Hotel Project Land"	is that sub-division of the Land comprising 13488 square metres shown delineated in red on the map attached in the CBAD;
"International Hotel Project"	means the 5 star hotel (conserved and converted from the former Myanma Railways Headquarters building) referred to in the Framework Agreement as the "International Hotel Project" to be developed on the International Hotel Project Land;
"Land"	means land measuring an approximate area of 39,177 square metres located and bordered by Bogyoke Road and Alanpya Road, Pabedan Township in Yangon City, the Republic of the Union of Myanmar to be used for development of the Projects;
"Landmark JV"	means the legal entity to be incorporated in Myanmar with the approval of the MIC and which shall develop the Landmark Project. As at the date of this 2016 BOT Contract No. 2, it is anticipated that the effective interest in the Landmark JV will be held by Yoma Strategic Investments Limited ("**YSI**") –48%, First Myanmar Investment Co. Limited ("**FMI**") – 12%, Mitsubishi Corporation ("**MC**") & Mitsubishi Estate Co. Ltd ("**MEC**") – 30% collectively, International Finance Corporation ("**IFC**") – 5% and Asian Development Bank ("**ADB**") – 5%;
"Landmark Project"	means the 5-star luxurious condominium building, a business hotel and executive serviced apartments tower, two office towers, a retail podium and basement for car park and common facilities to be developed on the Landmark Project Land;
"Landmark Project Land"	is that sub-division of the Land comprising 25,689 square metres shown delineated in red on the map attached in the CBAD;
"Laws of Myanmar"	means all laws, ordinances, decrees, regulations, decisions, circulars, guidelines, rules (including any industry policies, rules and norms), orders resolutions, and other legal instruments or any interpretation of any of the foregoing, which are legally effective and which are enacted, issued, promulgated, approved or announced by any Myanmar Authorities, including but not limited to such instruments published by Government Authorities responsible for customs, environmental protection, tax and foreign exchange control;

"Lease"	means the lease of the Landmark Project Land to be granted by the Lessor to the Lessee for the Lease Term pursuant to 2016 Master Land Lease No. 2;
"Lease Term"	shall have the meaning as ascribed to it in Clause 1 (a) of this 2016 BOT Contract No. 2;
"Material Term or Condition"	means any term or condition which breach thereof has an irreparable damage or serious and significant financial loss on the non-defaulting Party;
"MIC"	means Myanmar Investment Commission of the Republic of the Union of Myanmar;
"MMK" or "Myanmar Kyat"	means the legal currency of the Republic of the Union of Myanmar;
"Myanmar"	means the Republic of the Union of Myanmar;
"Net Lettable Area"	means the total aggregate of the rentable area of the facilities of the Landmark Project, excluding public areas (such as, but not limited to, common areas, common gardens, driveways, parking, elevators, staircases, halls, lobbies, corridors, public balconies, public rest rooms areas) which shall be a minimum of 160,000 square metres and subject to final approval from YCDC and the relevant Government Authorities and shall include any rentable area that may be made permanently available in the future;
"Project Assurance Committee"	means the committee established with reference to the letter from the Myanma Railways of Ministry of Rail Transportation (now known as Ministry of Transport and Communications), dated 22 January 2016, comprising of the personnel as attached with the objectives of monitoring the construction and development of the Landmark Project and rendering assistance to resolve any potential disputes arising between the MR and MIHL during the construction of the Landmark Project.
"Projects"	means the mixed-used property complex comprising the Landmark Project and the International Hotel Project to be constructed, developed and operated on the Land in accordance with the Design Concept;
"Signing Date"	means the signing date of this 2016 BOT Contract No. 2;

"The Agreements" means The Build, Operate and Transfer Contract; the Lease Agreement; and the Construction Agreement all dated 14th August 1993 and executed between MR and Serge Pun & Associates Ltd. and the Land Lease Agreement dated 18th May 1995; the Supplementary Build, Operate and Transfer Contract; the Supplementary Lease Agreement and the Supplementary Construction Agreement all dated 9th January 1997 and executed between MR and MIHL; and the Framework Agreement dated 31st December 2015 and executed between MR, MIHL and Yangon Land Co. Limited;

"USD" or **"US Dollar"** means legal currency of the United States of America.

THE LEASE AND THE LEASE TERM

1. (a) The Land comprises a total land area of 39,177 square metres which will be sub-divided into the International Hotel Project Land totalling 13,488 square metres and the Landmark Project Land totalling 25,689 square metres. In accordance with the Foreign Investment Law 2012 (and any subsequent enabling legislation) the Lease will be for a period of an initial 50 (fifty) years, commencing on 1 January 1998, and any further period extended under the Foreign Investment Law 2012 ("**Lease Term**").

(b) In consideration of the "**Annual Rent**" MR has agreed to Lease the Landmark Project Land to MIHL but specifically excluding all mines, mineral products, coal, petroleum, and other natural resources as well as buried treasure occurring in, under or within the said land.

(c) The particulars of the Projects; The Rental Land Use Premium; The Annual Rent; Additional Payments and Guarantees; and Penalties for Delay are all detailed in Clauses 1,2,3,4 and 5 of the 2016 Master Land Lease No. 2 executed of even date. The Landmark Project shall be completed within 48 months commencing from 6 months after the signing of this 2016 BOT Contract No. 2 and the 2016 Master Land Lease No.2 or the incorporation of the Landmark JV, whichever is later, for all the construction permits from the relevant authorities in respect of the Projects to be applied for and obtained (provided that any delay in construction for the Projects attributable to a Force Majeure event and any delay in obtaining the construction permits not attributable to the fault of MIHL shall be allowed a corresponding extension of the completion date).

(d) This 2016 BOT Contract No. 2 and the 2016 Master Land Lease No. 2 shall be read together to reflect the obligations of the Parties in relation to the leasing and development of the Landmark Project Land on a BOT basis. The Parties also have a bundle of relevant Ancillary Documents agreed and dated of even date ("**Common Bundle of Ancillary Documents**" or "**CBAD**") which shall form an integral part of this 2016 BOT Contract No. 2 and the 2016 Master Land Lease No. 2. However in the event of any conflict, the terms of this 2016 BOT Contract No. 2 and the 2016 Master Land Lease No. 2 shall prevail over the terms and conditions of the Ancillary Documents.

(e) The Parties hereby confirm and agree that the terms of the 2016 Master Land Lease No. 2 and this 2016 BOT Contract No. 2 shall substitute The Agreements.

THE BUILD, OPERATE AND TRANSFER PROVISIONS

2. (a) MR authorises the completion and operation of the Landmark Project as a Build, Operate and Transfer "**BOT**" project.

(b) The Parties acknowledge that the sub-division of the Land into the International Hotel Project Land and the Landmark Project Land is for the sole purpose of enabling each of the lands to be separately developed. In that regard, the Parties agree that MIHL shall assign and/or transfer all of its rights and obligations relating to the Landmark Project to the Landmark JV to be incorporated in Myanmar with the approval of the MIC. In addition, MIHL agrees that no demolition works shall commence on the Landmark Project Land until the Landmark JV is incorporated.

(c) MIHL shall, with the support of MR, submit an application to the MIC for approval to incorporate the Landmark JV which effective interest will be held by YSI –48%, FMI – 12%, MC & MEC – 30% collectively, IFC – 5% and ADB – 5% no later than 3 months after the Signing Date. The Parties shall execute any other documents necessary to give effect to the assignment and transfer of MIHL's rights and obligations to the Landmark JV. MIHL shall procure that upon completion of the assignment and/or transfer of such rights and obligations, the Landmark JV shall observe and perform the provisions and obligations applicable to MIHL under this 2016 BOT Contract No. 2 including the responsibility of developing and completing the Landmark Project and for its operation during the Lease Term and in return MIHL acknowledges that the Landmark JV shall be entitled to any and all the rights and benefits of this 2016 BOT Contract No. 2.

(d) MIHL shall bear any applicable stamp duty payable on the signing of this 2016 BOT Contract No. 2.

MIHL'S COVENANTS

3. MIHL covenants with Lessor as follows:-

(a) To make any payments due under the 2016 Master Land Lease No. 2 on the due date and in the manner appointed for payment thereof and also to pay fees or charges collectable by the relevant Government Authorities with respect to any services supplied;

(b) Without prejudice to Clause 6, save as has been expressly permitted by MR under this 2016 BOT Contract No. 2, MIHL shall only be entitled to sub-lease, mortgage, assign or transfer the whole or a significant part of the leasehold interest in the Landmark Project Land hereby created with the prior written consent of the Lessor which consent shall not be unreasonably withheld or delayed;

(c) To utilise the Landmark Project Land for the purpose of constructing and subsequently operating the business of the Landmark Project;

(d) To ensure that all activities and operations carried out on the Landmark Project Land including the construction and related facilities, are in conformity with the Laws of Myanmar;

(e) To be responsible, to the extent possible and reasonably practicable, for the preservation of the environment at and around the area of the Landmark Project Land site, MIHL shall exert its best efforts to ensure the control of pollution of air, water and land and other degradation;

(f) To take necessary measures in order to fulfil environmental protection as prescribed by the laws of Myanmar such as installation of the waste water treatment plant and other treatment procedures to keep the Landmark Project site environmentally friendly;

(g) To restrict, to the extent possible and reasonably practicable, any kind of destruction and action which may cause annoyance to the local community or impact adversely upon cultural and religious activities which are of importance to the local community or which unreasonably affect the local cultural environment;

(h) Where possible, to the extent reasonably practicable, to ensure the use of Myanmar staff in the Landmark Project, and provide on-the-job training to such staff so as to improve their efficiency in the various disciplines;

(i) Where possible to ensure the Landmark Project installs international communication systems, as permitted by the Ministry of Communications and Information Technology;

(j) MR shall have the right to appoint and pay for a recognised auditor to inspect and audit the books of accounts of the Landmark Project within 60 (sixty) days after the day of completion of the annual financial statements and upon reasonable prior written notice; and

(k) MIHL shall have the right to sub-contract any material part of the construction of the Landmark Project provided that it shall be responsible towards MR for such construction works and MIHL have the full right to operate and manage (including any such expansion, repair, rebuilding or renovation required) the Landmark Project thereof.

MR'S COVENANTS

4. MR covenants with MIHL as follows:-

(a) MR covenants, represents and warrants that it has the legal and beneficial ownership rights to the Landmark Project Land, is authorised to lease the Landmark Project Land to MIHL in accordance with the terms of this 2016 BOT Contract No. 2;

(b) MR covenants with the Lessee that each of MIHL and its respective authorised personnel shall have peaceful and quiet possession, use, enjoyment and access to the Landmark Project Land during the Lease Term and the construction period without any interruption or disturbance by MR;

(c) MIHL ensuring all payments are made under this 2016 BOT Contract No. 2 and all covenants hereinbefore contained are performed, MR hereby covenants with MIHL that MIHL and any person lawfully occupying the Landmark Project Land shall peacefully and quietly hold the Landmark Project Land during the Lease Term without any interruption or disturbance of whatsoever nature by the Lessor or any person lawfully claiming to represent MR. In the event of there being interruption or disturbance from any Government Authorities under this Clause 4 (c), MR shall use all efforts to assist MIHL and to stop or prevent such occurrence in any way prejudicing the Landmark Project;

(d) To obtain the approval and consent from the relevant Government Authorities to implement this 2016 BOT Contract No. 2;

(e) To assist MIHL and any relevant investor involved or invested in the Landmark Project to apply for the tax exemptions, privileges and reliefs which are available under any

prevailing Union of Myanmar Foreign Investment Law and related rules, regulations and notifications;

(f) To assist Lessee and any relevant investor involved or invested in the Landmark Project in any issues to secure from the relevant Government Authorities of Myanmar all approvals, licenses, and permits which are necessary for MIHL's or any third party investors' performance under this 2016 BOT Contract No. 2 (including, but not limited to, any building or construction permits and/or licences, registrations, import licences for materials, machinery, equipment for the Landmark Project thereof);

(g) MIHL shall be entitled to remit the profit arising from the operation of the Landmark Project annually or at any time of the financial year after completely paying the commercial tax, income tax, profit tax, to the Government Authorities concerned and having obtained prior clearance of the respective Ministries and the Central Bank of Myanmar. However, payment of the Annual Rent and any other payments due hereunder must be made to the MR before the net profit remittance. The net profit remittances shall not be subject to any tax duties and charges by any Myanmar Authority unless otherwise required under the prevailing laws; and

(h) Mineral resources, treasures, gems and natural resources discovered unexpectedly from, in or under the Landmark Project Land during the term of this 2016 BOT Contract No. 2 shall be property of the MR, and the MR shall be at liberty to excavate the aforesaid at any time and in that regard MR shall indemnify, defend and hold MIHL harmless from and against any and all claims, demands, actions, losses, damages, assessments, charges, liabilities, costs and expenses (including without limitation interest, penalties, and legal fees and disbursements) which may at any time be suffered or incurred by, or be assessed against, any and all of them, directly or indirectly, on account of or in connection with such excavation to be undertaken by MR.

DEFAULT BY LESSEE

5. It is hereby mutually agreed that if MIHL shall in any substantial respect fail to perform or observe the terms and conditions of this 2016 BOT Contract No. 2 and fails to rectify such non-performance or not-observance in compliance with the notices from the Lessor of such default in accordance with Clause 7 (b), MR shall, subject always to Clause 6 (c), be at liberty to re-enter upon and take possession of the Landmark Project Land covered by this 2016 BOT Contract No. 2 and the Lease Term shall thereupon cease.

OPERATION OF THE PROJECT

6.

(a) Upon the completion of the whole or part of the construction of the Landmark Project, which allows for occupation, MIHL shall have the right to lease, transfer, assign or dispose (subject to the relevant Laws of Myanmar) any such property or space or unit thereof in part to any Myanmar or Foreign, person or entity, in Myanmar Kyat or foreign currency.

(b) In relation to the transfer, sub-lease, mortgage, encumbrance or assignment of any property or space or unit thereof in the Landmark Project, MR acknowledges that MIHL must have flexibility in order to operate the Landmark Project, and hereby grants MIHL authority to transfer, sub-lease, mortgage, encumber or assign any such category of property or space or unit thereof in the Landmark Project to Myanmar or foreign, persons or entities, during the Lease Term subject to the relevant Laws of Myanmar (including the right of use over such property or space or unit or any other rights as may be provided for under the prevailing laws).

(c) MR agrees that so long as the relevant portion of the Annual Rent and any other payments due to MR under this 2016 BOT Contract No. 2, in respect of any property or space or unit thereof in the Landmark Project is paid to MR the occupants of such property or space or unit thereof in the Landmark Project including any transferees, tenants, occupants, mortgagees or assignees shall peacefully occupy, hold, enjoy and retain all their respective rights in connection with the property or space or unit thereof without any interruption whatsoever from MR. MR confirms it will recognise the validity of such sub-lease arrangements and shall recognise the rights of and deal directly with such transferees, tenants, occupants, mortgagees or assignees during the Lease Term as if they are MIHL including executing an agreement to give effect to all the rights of such transferee, tenants, occupants, mortgagee or assignee subject to the relevant Laws of Myanmar.

TERMINATION

7. (a) This 2016 BOT Contract No. 2 may be terminated on the occurrence of one of the following events:

   (I) Agreement in writing from both MR and MIHL to terminate;

   (II) Continuing breach of any Material Term or Condition of this 2016 BOT Contract No. 2 after the expiry of the notice period in Clause 7(b);

   (III) Bankruptcy or insolvency of MIHL; or

   (IV) A Force Majeure event under the circumstances referred to in Clause 14 (c) below.

(b) In the event of failure by MIHL to carry out its responsibilities under Clause 7 (a) (II) above, MR shall immediately notify MIHL in writing of such failure and MIHL shall be given 180 calendar days ("**Cure Period**") from receipt of the notice to rectify its non-performance. If MIHL fails to rectify the non-performance prior to the end of the Cure Period, MR shall have the right to terminate the 2016 BOT Contract No. 2 and subject

to Clause 6 (c), all material assets shall as a consequence be transferred in accordance with the BOT.

ARBITRATION

8. (a) If any dispute should arise regarding the interpretation or implementation of this 2016 BOT Contract No. 2 or any other matter relating to this 2016 BOT Contract No. 2, MR and MIHL shall endeavour to settle such dispute through mediation in the spirit of cooperation, understanding and good faith.

(b) If the Parties fail to settle a dispute pursuant to Clause 8 (a) then any dispute shall be settled by arbitration. The arbitration shall be conducted in the English language and held in Yangon, the Republic of the Union of Myanmar. The arbitration proceedings shall in all respects conform to the Myanmar Arbitration Law or any subsisting statutory modification thereof. Arbitration fees shall be borne by the Party or Parties against whom the award is made. The arbitral tribunal shall consist of three (3) arbitrators. In rendering its decision or award, the arbitration tribunal shall consider the relevant Laws of Myanmar and the intentions of MR and MIHL insofar as they can be ascertained from this 2016 BOT Contract No. 2.

(c) In the course of resolving disputes under this 2016 BOT Contract No. 2, to the extent practicable, MR and MIHL shall continue to perform the terms and conditions of this 2016 BOT Contract No. 2 that are not in dispute.

GOVERNING LAW

9. This 2016 BOT Contract No. 2 shall be governed by, read and construed in all respects in accordance with the Laws of Myanmar.

TERM OF THE AGREEMENT

10. The Lease shall come into effect from the date of signing of both Parties of this 2016 BOT Contract No. 2 and shall be valid until the expiry of the Lease Term unless terminated in accordance with this 2016 BOT Contract No. 2.

LESSOR'S CONTINUING RIGHT

11. It is also hereby mutually agreed that if MR lawfully takes possession of the Landmark Project pursuant to the terms of this 2016 BOT Contract No. 2 then such right of re-entry shall not prejudice any right of action of MR for the recovery of money due from MIHL by way of rent or compensation for damages.

RENEGOTIATION OF THE 2016 BOT CONTRACT NO. 2

12. In the event that any situation or condition arises due to circumstances not envisaged in the 2016 BOT Contract No. 2 resulting in MIHL not being able to fulfil any of its obligations or affecting the operations and/or businesses of any part of the Landmark Project and which warrants amendment to this 2016 BOT Contract No. 2, MR and MIHL shall make the necessary amendments in writing, subject to the approval of the MIC.

LANGUAGE

13. All correspondence related to this 2016 BOT Contract No. 2 shall be in English.

FORCE MAJEURE

14. (a) If either Party is temporarily rendered unable, wholly or in part, by Force Majeure to perform its duties or accept performance by the other Party under this 2016 BOT Contract No. 2, it is agreed that the affected Party gives notice to the other Party within 14 days after it is aware of the occurrence of the cause relied upon giving full particulars in writing of such Force Majeure. The duties of such Party as are affected by such Force Majeure shall with the approval of the other Party which approval shall not be unreasonably withheld, be suspended during the continuance of the inability so caused, but for no longer period, and such cause shall as far as possible be removed with all reasonable dispatch. Neither Party shall be responsible for delay, damage or loss caused by Force Majeure.

(b) The term "**Force Majeure**" as employed herein shall mean Act of God, restraint by Government Authorities, strikes, lockout, industrial disturbances, explosions, fires, floods, earthquakes, storms, lightning flood, and any other causes similar to the kind herein enumerated which are beyond the control of either Party and by which the exercise of due care and diligence either Party is unable to overcome.

(c) If the execution of substantially all the works in progress under the Landmark Project is suspended under Clause 14 (a) above for a continuous period of 180 days or more within a period of 365 days, either Party at its discretion may notify the other Party in writing of its intention to terminate this 2016 BOT Contract No. 2 and the other Party shall be given 180 days ("**Rectification Period**") from receipt of the notice to resume the execution of works in progress under the Landmark Project. If the execution of works in progress cannot be resumed within the Rectification Period, this 2016 BOT Contract No. 2 shall be terminated and subject to Clause 7 (c), all material assets shall as a consequence be transferred in accordance with the BOT.

NOTICE

15. Any notice and other communication given pursuant to the provisions of this 2016 BOT Contract No. 2 shall, unless otherwise specially provided, be given by personal recorded service,

couriered mail, fax, or receipted email, to the addresses of the Parties set out below and marked for the attention of the signatories to this 2016 BOT Contract No. 2 or their successors:-

Myanma Railways

Address: Myanma Railways Head Office, NayPyiTaw Station, NayPyiTaw.
Fax No.: 067-77016
Phone No.: 067-77000

Meeyahta International Hotel Limited

Address: FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon.
Fax No.: 01246882
Phone No.: 01240363

LAWS OF PERFORMANCE

16. Both Parties shall carry out their obligations arising out of this 2016 BOT Contract No. 2 in accordance with the laws of the Republic of the Union of Myanmar.

INVESTMENT AMOUNT

17. The Landmark Project has an estimated Aggregate Investment Sum of USD 543 million subject to the approval of the MIC.

MODIFICATION

18. This 2016 BOT Contract No. 2 shall not be amended or modified in any respect except by the mutual consent in writing of both Parties.

RETRANSFER OF LAND AND BUILDINGS

19. At the expiry of the Lease Term or the earlier termination of the 2016 BOT Contract No. 2 and subject to Clause 6 (c), the Landmark Project and the Landmark Project Land shall in entirety, except for furniture, movable fixtures (i.e. any items and structures which may be removed without any permanent damage to the land and building) and equipment, be transferred back to MR without any consideration and in good working condition, fair wear and tear excepted. The Parties shall discuss and finalise the retransfer procedures 12 months before the expiry of the Lease Term or as soon as reasonably possible upon the earlier termination of the 2016 BOT Contract No. 2.

IN WITNESS whereof MR and MIHL have hereto have executed this 2016 BOT Contract No. 2 on the day the month and the year first above mentioned.





Signed by **U Thurein Win**
For and on behalf of by **Myanma Railways of Ministry of Transport and Communications**

Date: 23rd July 2016

In the presence of:

U Aung Myint Hlaing
General Manager (Commercial)
Myanma Railways

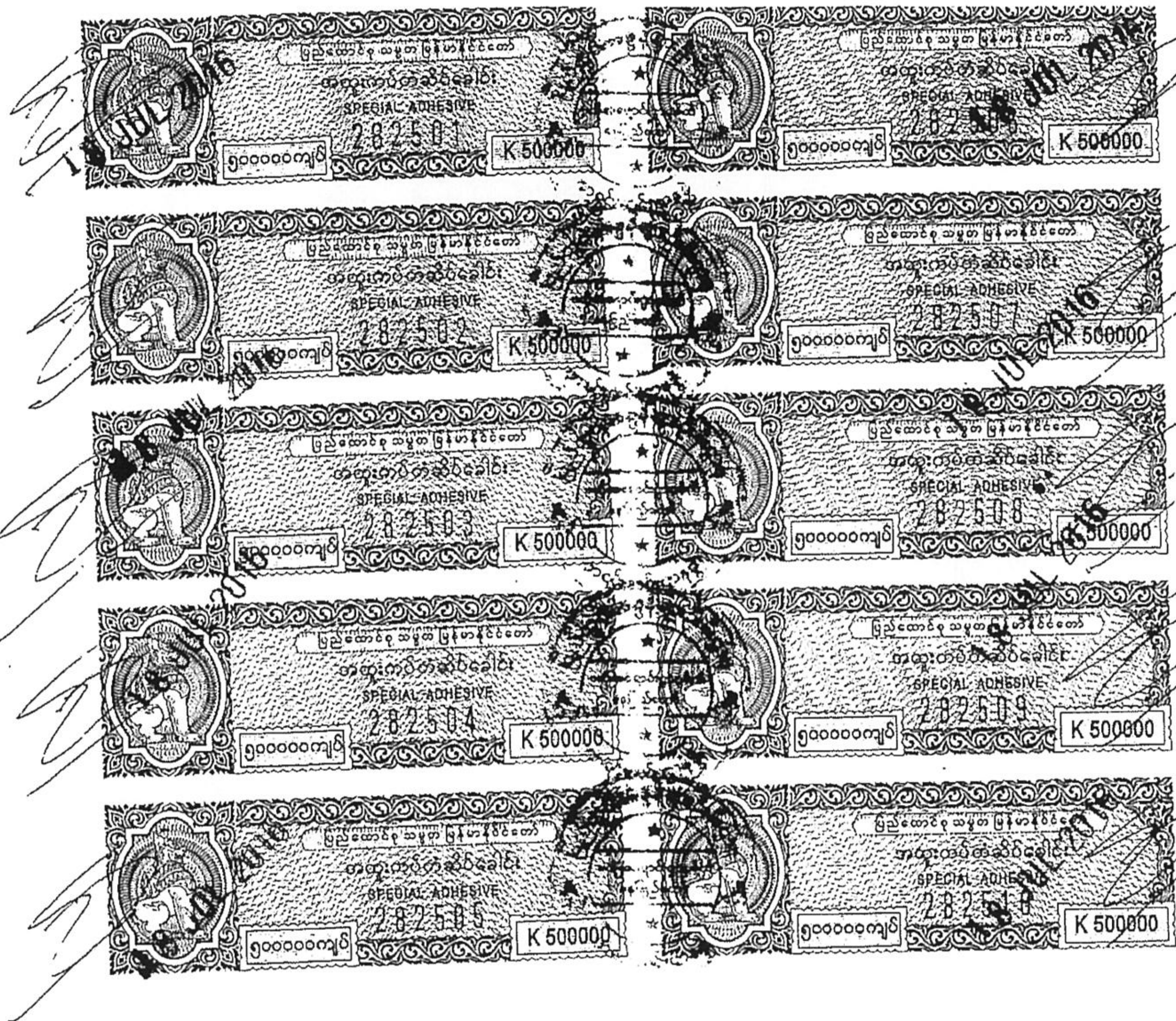
Signed by **U Theim Wai @ Mr. Serge Pun**
For and on behalf of **Meeyahta International Hotel Limited**

Date: 23rd July 2016

In the presence of:

U Linn Myaing
Director
First Myanmar Investment Co., Ltd

15(b)



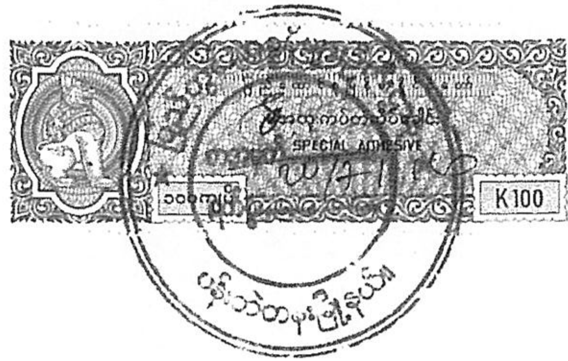
2016 Master Land Lease No. 2 (Landmark Project)

Pursuant to the Build, Operate and Transfer Contract, the Lease Agreement, and the Construction Agreement, all dated 14th August 1993; the Land Lease Agreement dated 18th May 1995; the Supplementary Build, Operate and Transfer Contract, the Supplementary Lease Agreement and the Supplementary Construction Agreement, all dated 9th January 1997; and the Framework Agreement dated 31st December 2015 (collectively "**The Agreements**"), this agreement ("**2016 Master Land Lease No. 2**") is made in Nay Pyi Taw on 23rd July 2016 between:

Myanma Railways of Ministry of Transport and Communications, the Republic of the Union of Myanmar ("**the Lessor**" or "**MR**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this 2016 Master Land Lease No. 2 by U Thurein Win, Managing Director, of the one part; and

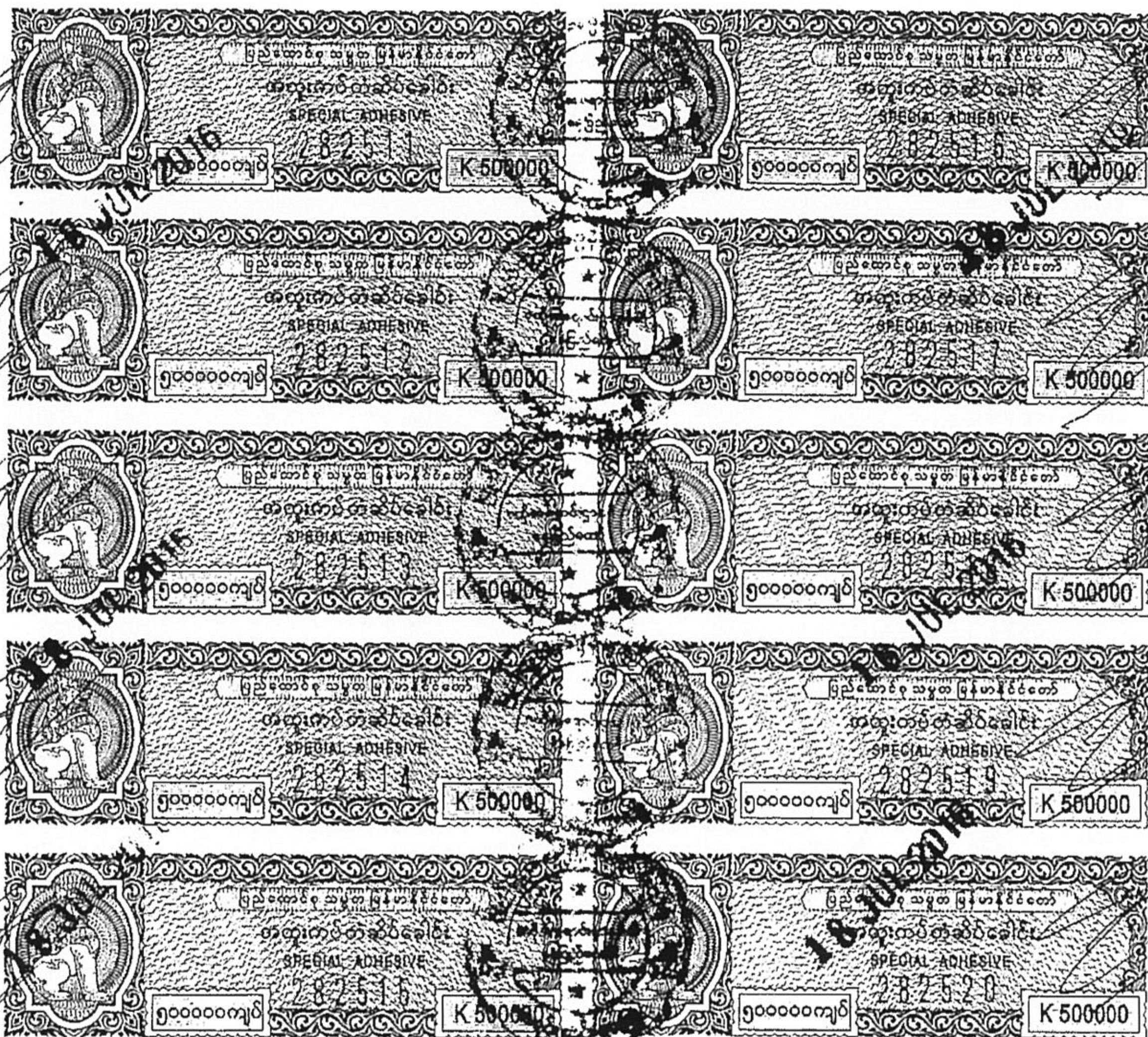
Meeyahta International Hotel Limited, a limited company incorporated under the laws of the Republic of the Union Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, ("**the Lessee**" or "**MIHL**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this 2016 Master Land Lease No. 2 by U Theim Wai @ Mr Serge Pun, of the other part.

(each a "**Party**" and together the "**Parties**").



"စာချုပ်စာတမ်းမူရင်းခွဲ(သို့)မူရင်းမိတ္တူဖြစ်ကြောင်းသက်သေခံချက်"

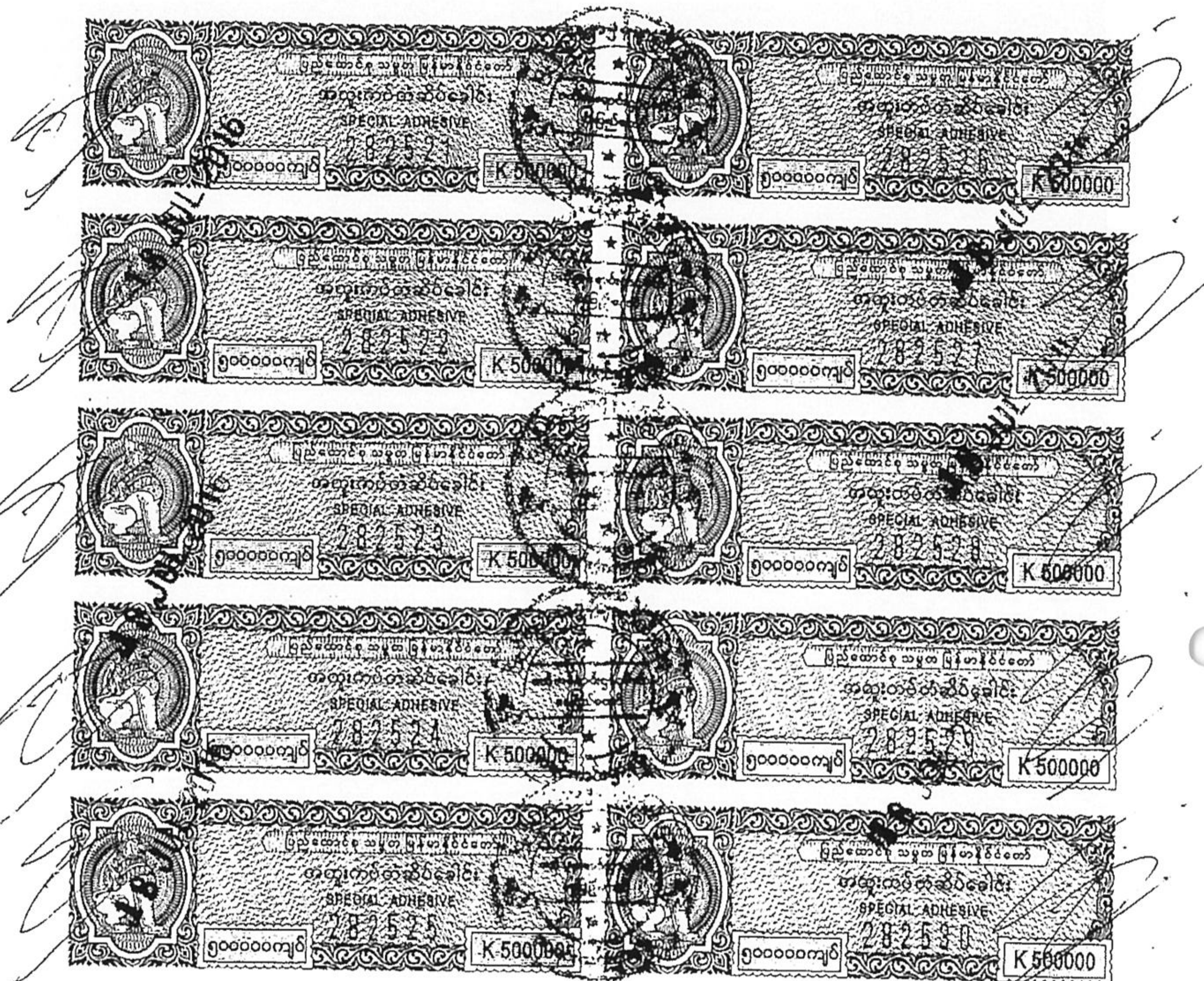
"ဤစာချုပ်သည် မြန်မာနိုင်ငံတံဆိပ်ခေါင်း အက်ဥပဒေဇယား(၁)တွင်ပါရှိသော အမှတ်စဉ် (၃၅၊) အရ အဌာ :..............................စာချုပ်အမျိုးအစားဖြစ်၍ တံဆိပ်ခေါင်းခွန် ကျပ် ၁၇၉,၃၇၃,၇၁၇.၁၆ /-...................... ထိုက်သင့်သည့် စာချုပ်စာတမ်း အမျိုးအစားဖြစ်ပါသည်။ မူရင်းစာချုပ်တွင် ထိုက်သင့်သော တံဆိပ်ခေါင်းခွန် ကျပ်-၁၇၉,၃၇၃,၇၁၇.၁၆ /—...... အား ...၁၈.၇.၂၀၁၆.........ရက်နေ့၌ ဗဟိုဘဏ်ရုံး ၅၁၃နံပါတ်၊ နေပြည်တော်...မြို့နယ်တွင် ထမ်းဆောင်ပြီးဖြစ်ကြောင်း တွေ့ရှိရပြီး မူရင်းစာချုပ်နှင့် တိုက်ဆိုင်စစ်ဆေးရာတွင် မှန်ကန်မှုရှိကြောင်း စိစစ်တွေ့ရှိရပါသည်။ ယခု မူရင်းခွဲ (သို့) မူရင်းမိတ္တူ ပြုလုပ်သော စာချုပ်တွင်လည်း ထိုက်သင့်သည့် တံဆိပ်ခေါင်းခွန် ကျပ် ၁၀၀ အား ..၂၀.၇.၂၀၁၆.................ရက်နေ့တွင် ပေးဆောင်ပြီးဖြစ်ပါသဖြင့် အဆိုပါမူရင်းစာချုပ်၏ မူရင်းခွဲ(သို့)မူရင်းမိတ္တူဖြစ်ပါကြောင်း သက်သေခံအပ်ပါသည်၊



WHEREAS the Parties have previously executed The Agreements relating to the "**Land**"; specifically the Build, Operate and Transfer Contract, the Lease Agreement and the Construction Agreement all dated 14th August 1993 and executed between MR and Serge Pun & Associates Ltd. ("**SPA**") in relation to, *inter alia*, the renovation and improvement of the existing Myanma Railway Headquarter building into a five star international hotel; the Supplementary Build, Operate and Transfer Contract, the Supplementary Lease Agreement and the Supplementary Construction Agreement all dated 9th January 1997 and executed between MR and MIHL having acknowledged that SPA had assigned all rights and obligations to MIHL; the Land Lease Agreement dated 18th May 1995 executed between MR and Yangon Land Co. Limited ("**YLC**") in relation to the development of a 11-storey building now known as the FMI Centre; and

WHEREAS pursuant to the Framework Agreement the Lessor has agreed that the Land Lease Agreement dated 18th May 1995 relating to the FMI Centre Land shall be assigned from Yangon Land Co. Limited to MIHL and MIHL shall be regarded as the lessee thereunder which land has been amalgamated as part of the Land defined herein; and

WHEREAS MIHL has submitted a proposal to MR for the re-development of the Land and MR, in order to facilitate such commercial re-development, has agreed to the sub-division of the Land totalling 39,177 square metres into two parcels, being the "**International Hotel Project Land**" totalling 13,488 square metres and the "**Landmark Project Land**" totalling 25,689 square metres, the terms of the 2016 Master Land Lease No. 1, relating to the International Hotel Project Land, and the terms of this 2016 Master Land Lease No. 2 relating to the Landmark Project Land, both Master Land Leases being executed of even date, giving effect to the subdivision of land, and which read together shall in all relevant respects substitute The Agreements; and



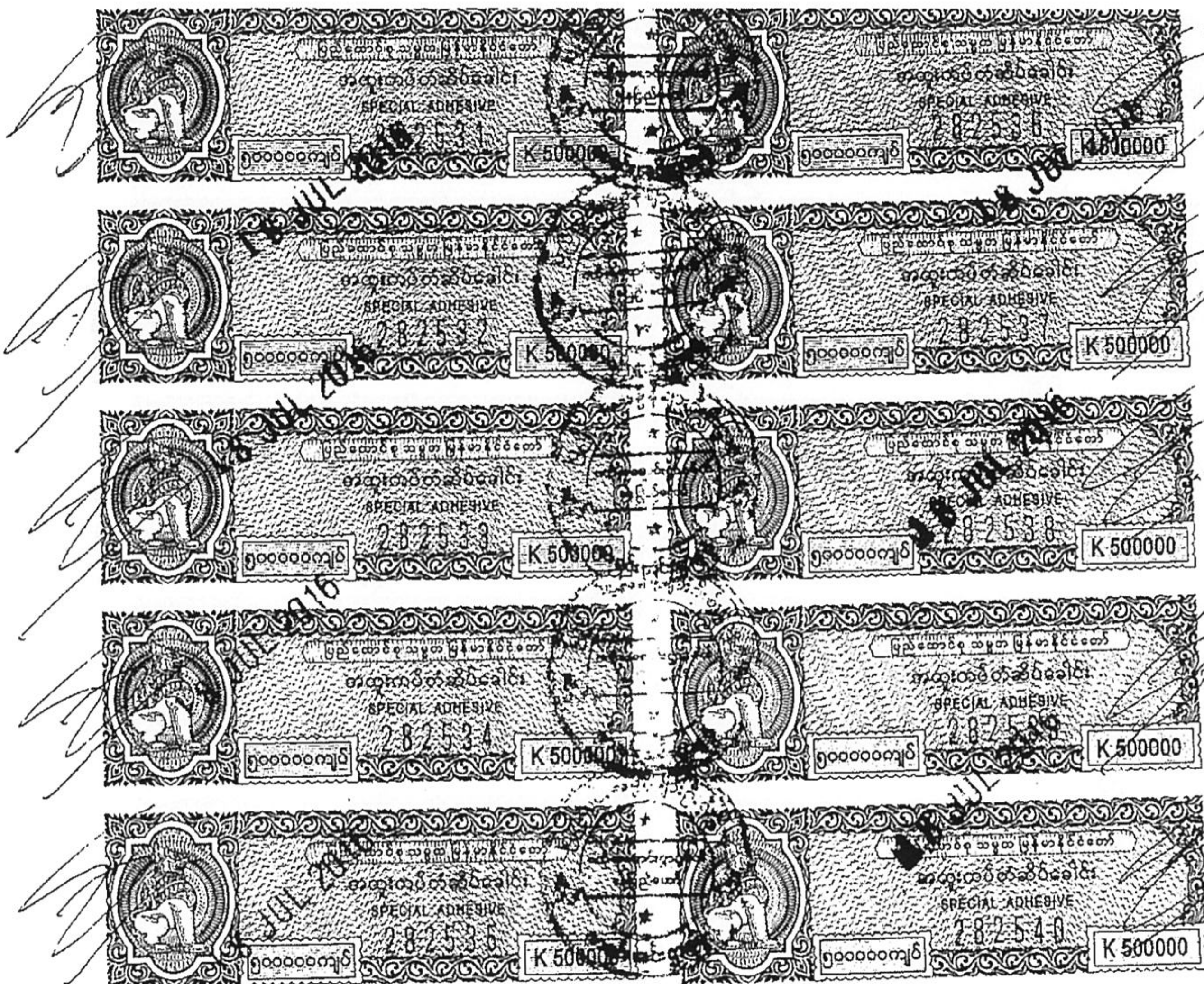
WHEREAS the Lessee wishes to utilise the Land to enable the construction, development and operation of a mixed use property complex in accordance with the development plan "**Design Concept**" submitted to the Yangon City Development Committee (YCDC). The "**Projects**" will comprise a 5-star hotel (conserved and converted from the former Myanma Railway Headquarter building), a 5-star luxurious condominium building, a business hotel and executive serviced apartments tower, two office towers, a retail podium and basement for car park and common facilities which shall be subject to any changes arising from the final construction and development plan, as approved by the MR and YCDC, more particularly described in Clause 1 (f) below.

NOW, THEREFORE, the Parties have agreed as follows:

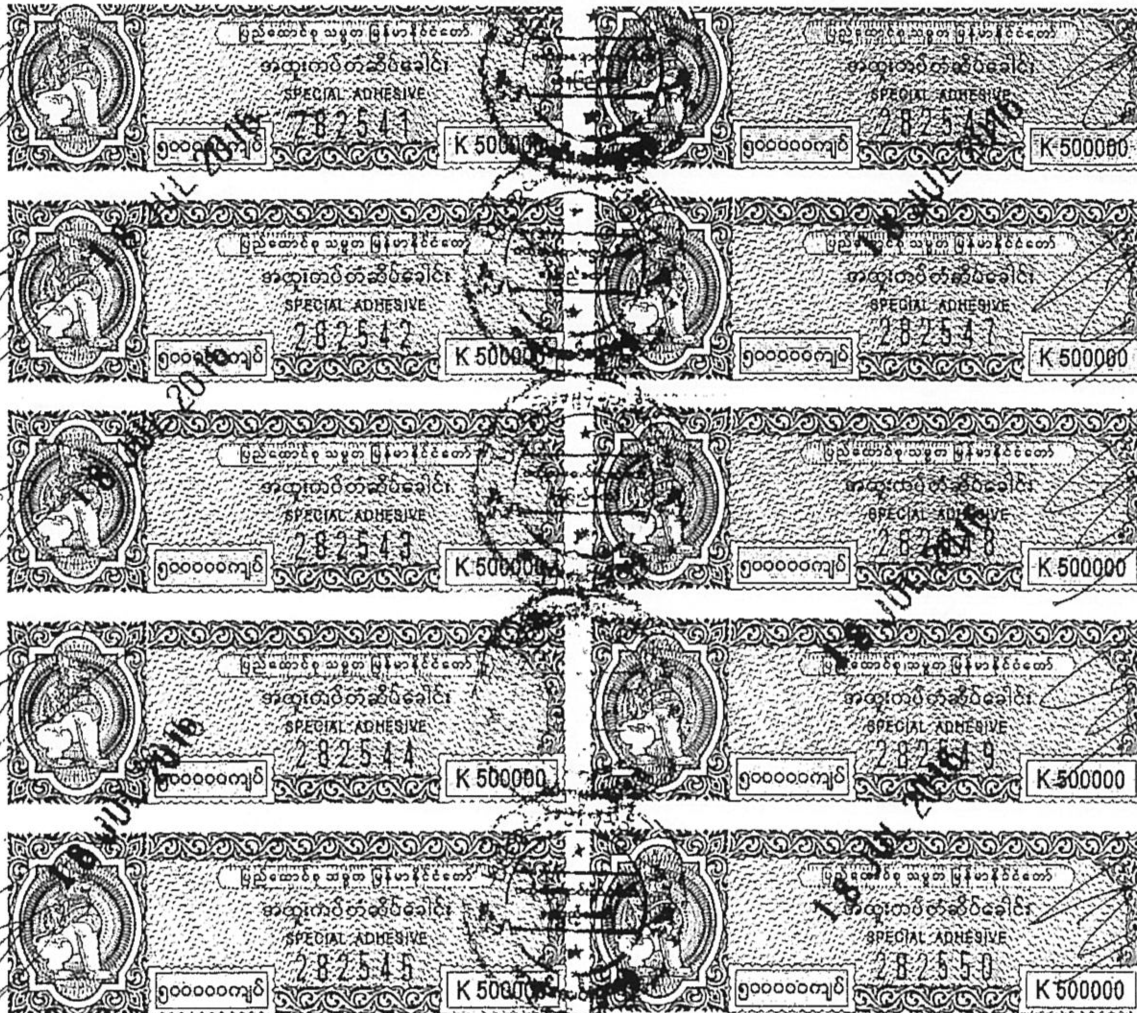
DEFINITIONS

In this 2016 Master Land Lease No. 2, the following words and expressions shall have the meanings assigned to them except where the context otherwise requires:-

"Aggregate Investment Sum"	means the investment amount approved by the MIC in the incorporation of the Landmark JV estimated to be around USD 543 million;
"Ancillary Documents"	means the documents which have historical and technical relevance to the Parties and the Land; as included in the agreed bundle prepared and bound as a single reference document, as at the date of signing of this agreement/contract;



"Annual Rent"	means the annual rent payable each year as provided in Clause 3 of the 2016 Master Land Lease Agreement No. 2;
"BOT"	means the Build, Operate and Transfer provisions providing for the transfer of the Landmark Project to the MR at the end of the Lease Term or earlier as provided for herein;
"Design Concept"	means the proposal for the development of the Projects which was submitted to the YCDC in July 2015;
"FMI Centre Land"	a parcel of land located at 380 Bogyoke Aung San Road, Pabedan Township which is covered by the Land Lease Agreement dated 18th May 1995 between Lessor and Yangon Land Co., Limited;
"Government Authorities"	means persons who have a power to decide the issuance of permits, licences, approvals, acknowledgements and consents;
"International Hotel Project Land"	is that sub-division of the Land comprising 13488 square metres shown delineated in red on the map attached in the CBAD;

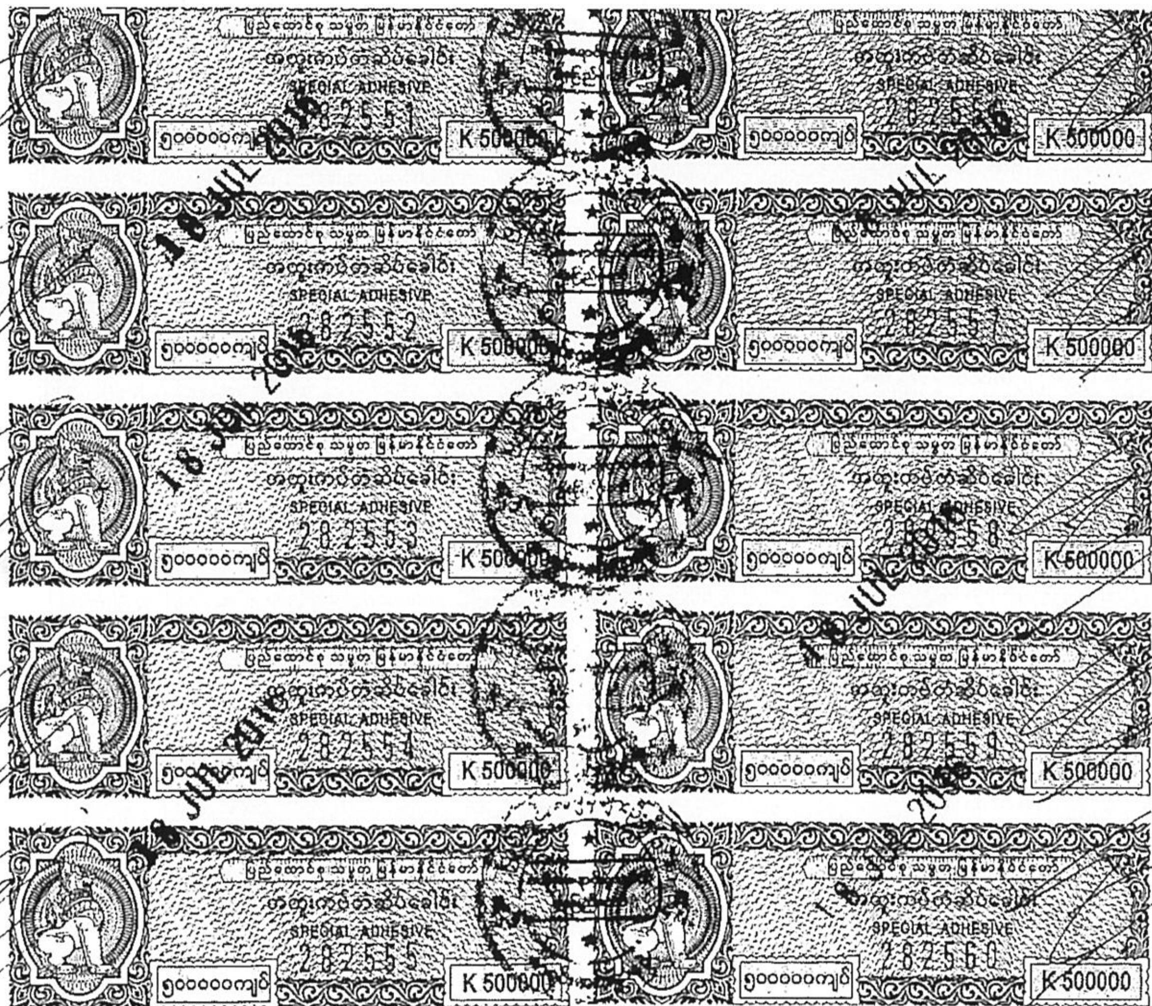


"International Hotel Project" means the 5 star hotel (conserved and converted from the former Myanma Railways Headquarters building) referred to in the Framework Agreement as the "International Hotel Project" to be developed on the International Hotel Project Land;

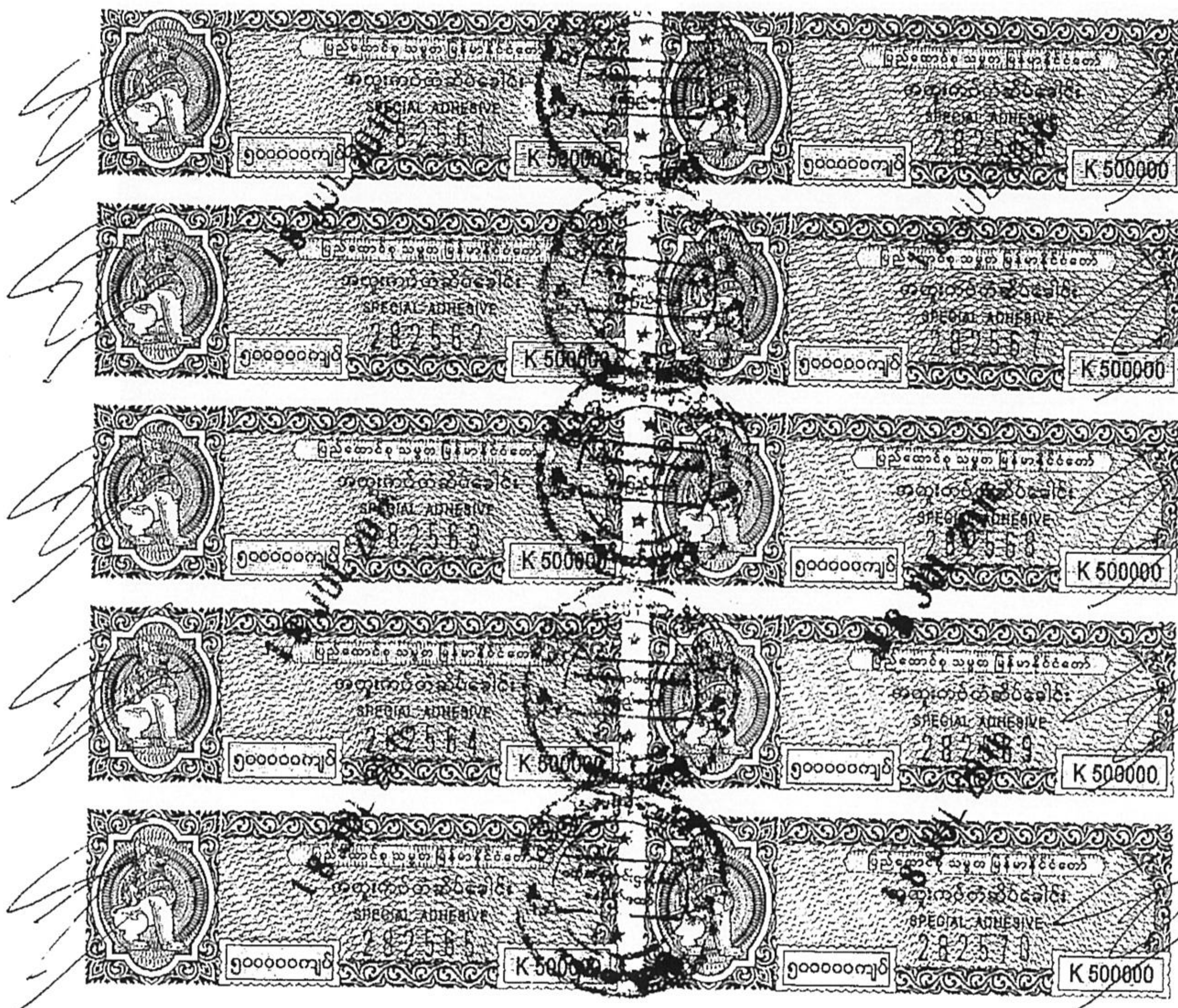
"Land" means land measuring an approximate area of 39,177 square metres located and bordered by Bogyoke Road and Alanpya Road, Pabedan Township in Yangon City, the Republic of the Union of Myanmar to be used for development of the Projects;

"Landmark JV" means the legal entity to be incorporated in Myanmar with the approval of the MIC and which shall develop the Landmark Project. As at the date of this 2016 Master Land Lease No. 2, it is anticipated that the effective interest in the Landmark JV will be held by Yoma Strategic Investments Limited ("**YSI**") –48%, First Myanmar Investment Co. Limited ("**FMI**") – 12%, Mitsubishi Corporation ("**MC**") & Mitsubishi Estate Co. Ltd ("**MEC**") – 30% collectively, International Finance Corporation ("**IFC**") – 5% and Asian Development Bank ("**ADB**") – 5%;

"Landmark Project" means the 5-star luxurious condominium building, a business hotel and executive serviced apartments tower, two office towers, a retail podium and basement for car park and common facilities to be developed on the Landmark Project Land;



"Landmark Project Land"	is that sub-division of the Land comprising 25,689 square metres shown delineated in red on the map attached in the CBAD;
"Laws of Myanmar"	means all laws, ordinances, decrees, regulations, decisions, circulars, guidelines, rules (including any industry policies, rules and norms), orders resolutions, and other legal instruments or any interpretation of any of the foregoing, which are legally effective and which are enacted, issued, promulgated, approved or announced by any Myanmar Authorities, including but not limited to such instruments published by Government Authorities responsible for customs, environmental protection, tax and foreign exchange control;
"Lease"	means the lease of the Landmark Project Land to be granted by the Lessor to the Lessee for the Lease Term pursuant to 2016 Master Land Lease No. 2;
"Lease Term"	shall have the meaning as ascribed to it in this 2016 Master Land Lease No. 2;
"Material Term or Condition"	means any term or condition which breach thereof has an irreparable damage or serious and significant financial loss on the non-defaulting Party;



"MIC" means Myanmar Investment Commission of the Republic of the Union of Myanmar;

"MMK" or "Myanmar Kyat" means the legal currency of the Republic of the Union of Myanmar;

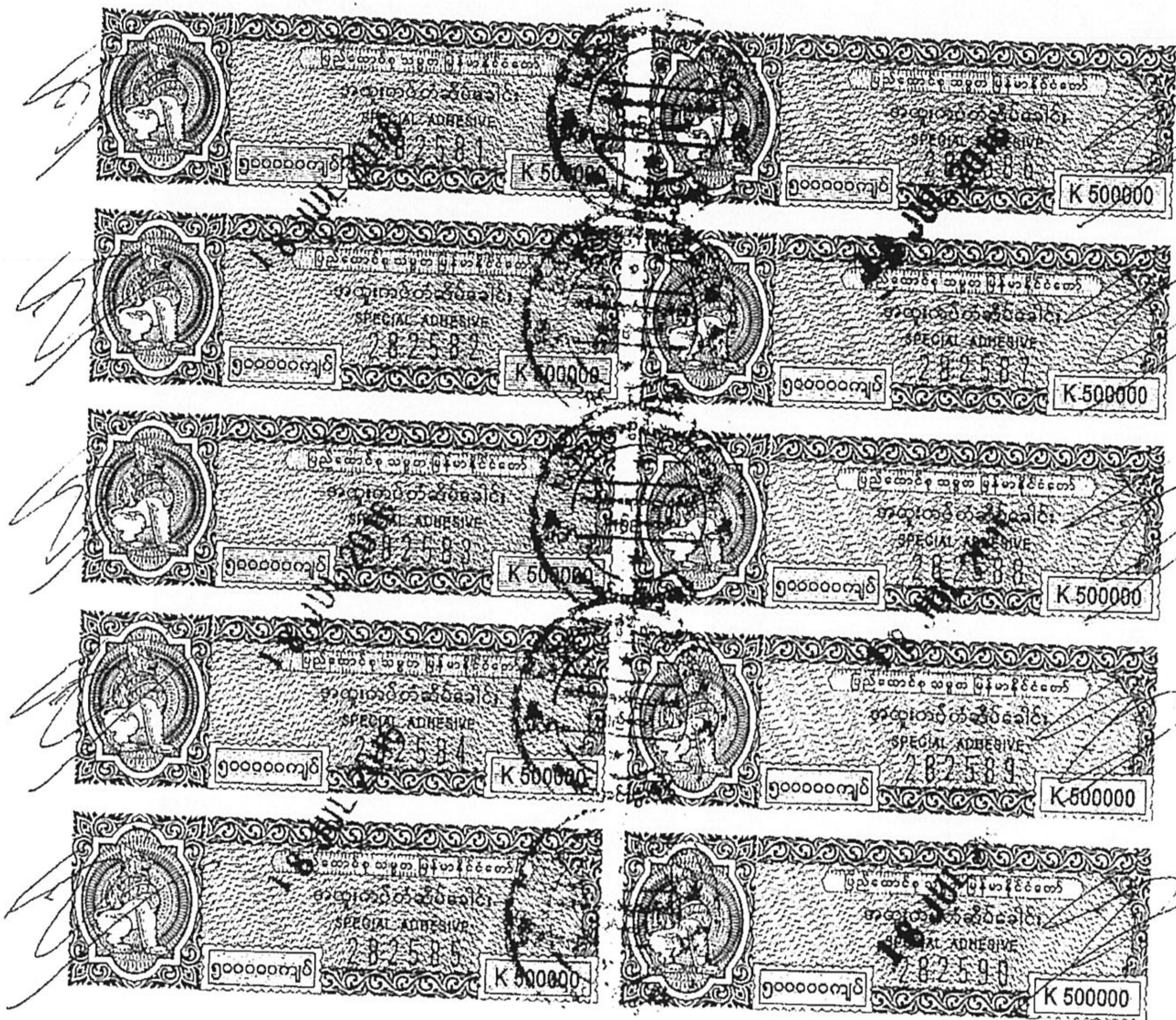
"Myanmar" means the Republic of the Union of Myanmar;

"Net Lettable Area" means the total aggregate of the rentable area of the facilities of the Landmark Project, excluding public areas (such as, but not limited to, common areas, common gardens, driveways, parking, elevators, staircases, halls, lobbies, corridors, public balconies, public rest rooms areas) which shall be a minimum of 160,000 square metres and subject to final approval from YCDC and the relevant Government Authorities and shall include any rentable area that may be made permanently available in the future;

"Project Assurance Committee" means the committee established with reference to the letter from the Myanma Railways of Ministry of Rail Transportation (now known as Ministry of Transport and Communications), dated 22 January 2016, comprising of the personnel as attached with the objectives of monitoring the construction and development of the Landmark Project and rendering assistance to resolve any potential disputes arising between the MR and MIHL during the construction of the Landmark Project.



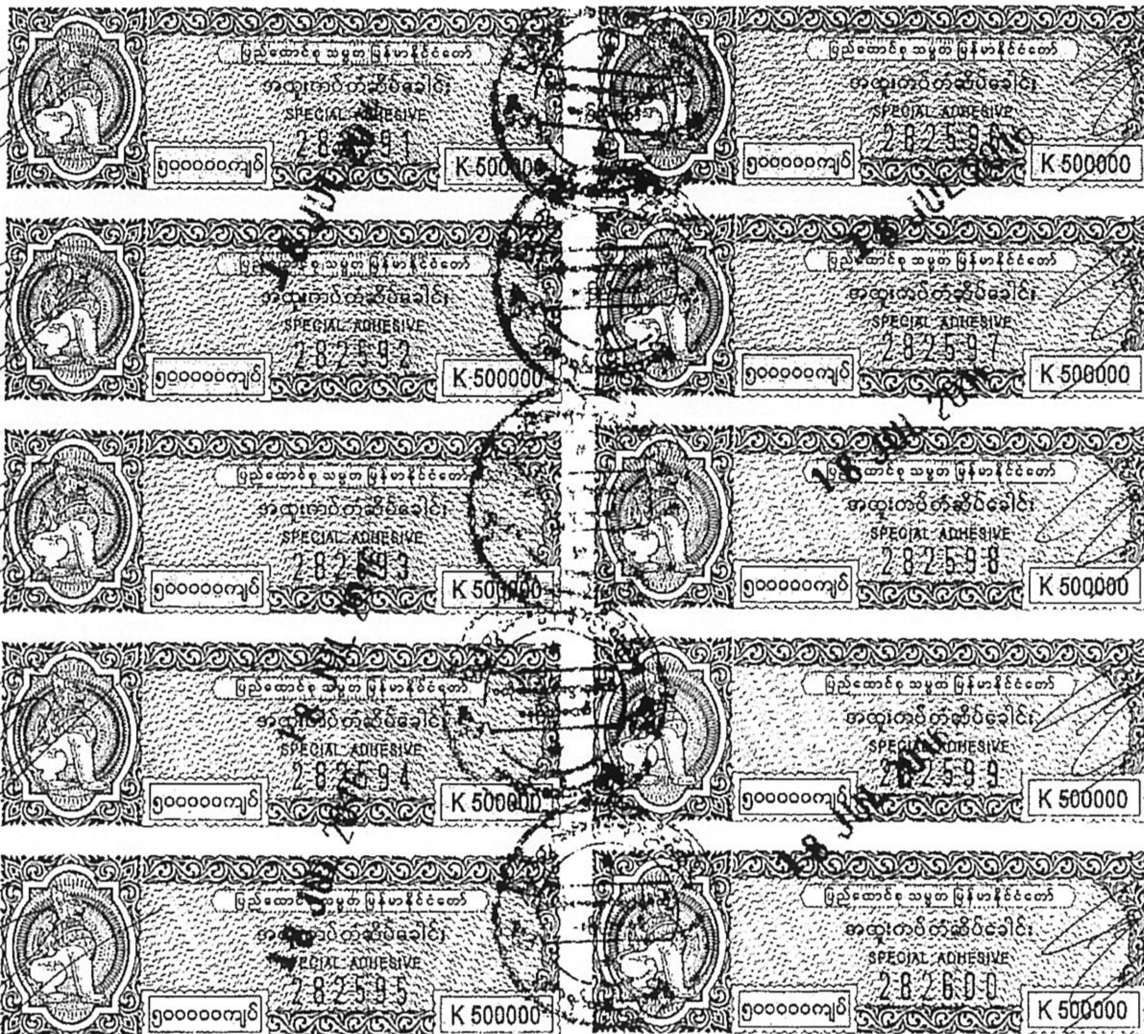
"Projects"	means the mixed-used property complex comprising the Landmark Project and the International Hotel Project to be constructed, developed and operated on the Land in accordance with the Design Concept;
"Signing Date"	means the signing date of this 2016 Master Land Lease No. 2;
"The Agreements"	means The Build, Operate and Transfer Contract; the Lease Agreement; and the Construction Agreement all dated 14th August 1993 and executed between MR and Serge Pun & Associates Ltd. and the Land Lease Agreement dated 18th May 1995; the Supplementary Build, Operate and Transfer Contract; the Supplementary Lease Agreement and the Supplementary Construction Agreement all dated 9th January 1997 and executed between MR and MIHL; and the Framework Agreement dated 31st December 2015 and executed between MR, MIHL and Yangon Land Co. Limited;
"USD" or **"US Dollar"**	means legal currency of the United States of America.



THE LEASE AND THE LEASE TERM

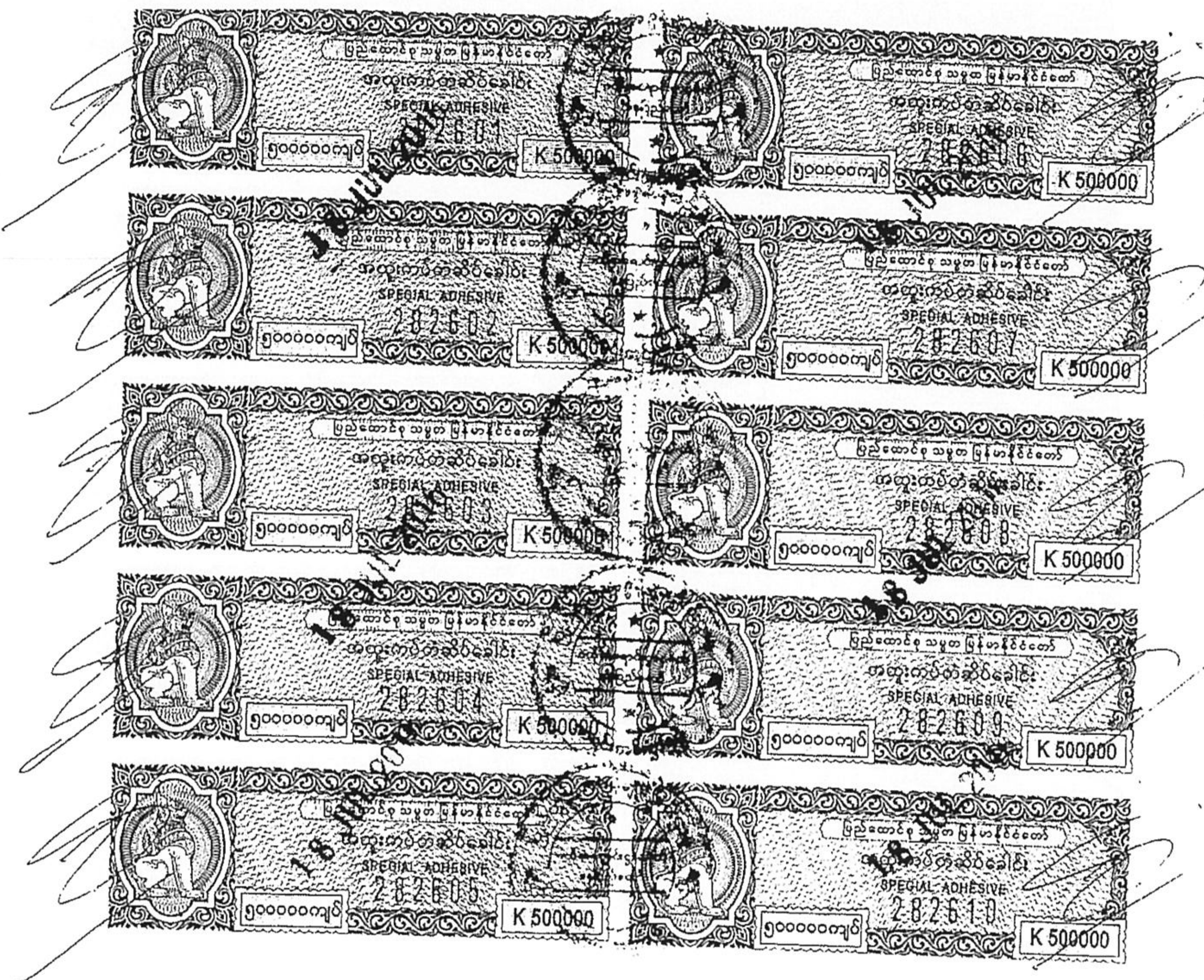
1. (a) The Land comprises a total land area of 39,177 square metres which will be sub-divided into the International Hotel Project Land totalling 13,488 square metres and the Landmark Project Land totalling 25,689 square metres.

   (b) The Parties acknowledge that the sub-division of the Land into the International Hotel Project Land and the Landmark Project Land is for the sole purpose of enabling each of the lands to be separately developed. In that regard, the Parties agree that MIHL shall assign and/or transfer all of its rights and obligations relating to the Landmark Project to the Landmark JV to be incorporated in Myanmar with the approval of the MIC. In addition, MIHL agrees that no demolition works shall commence on the Landmark Project Land until the Landmark JV is incorporated.



(c) MIHL shall, with the support of MR, submit an application to the MIC for approval to incorporate the Landmark JV which effective interest will be held by YSI – 48%, FMI – 12%, MC & MEC – 30% collectively, IFC – 5% and ADB – 5% no later than 3 months after the Signing Date. The Parties shall execute any other documents necessary to give effect to the assignment and transfer of MIHL's rights and obligations to the Landmark JV. MIHL shall procure that upon completion of the assignment and/or transfer of such rights and obligations, the Landmark JV shall observe and perform the provisions and obligations applicable to MIHL under this 2016 Master Land Lease No. 2 including the responsibility of developing and completing the Landmark Project and for its operation during the Lease Term and in return MIHL acknowledges that the Landmark JV shall be entitled to any and all the rights and benefits of this 2016 Master Land Lease No. 2.

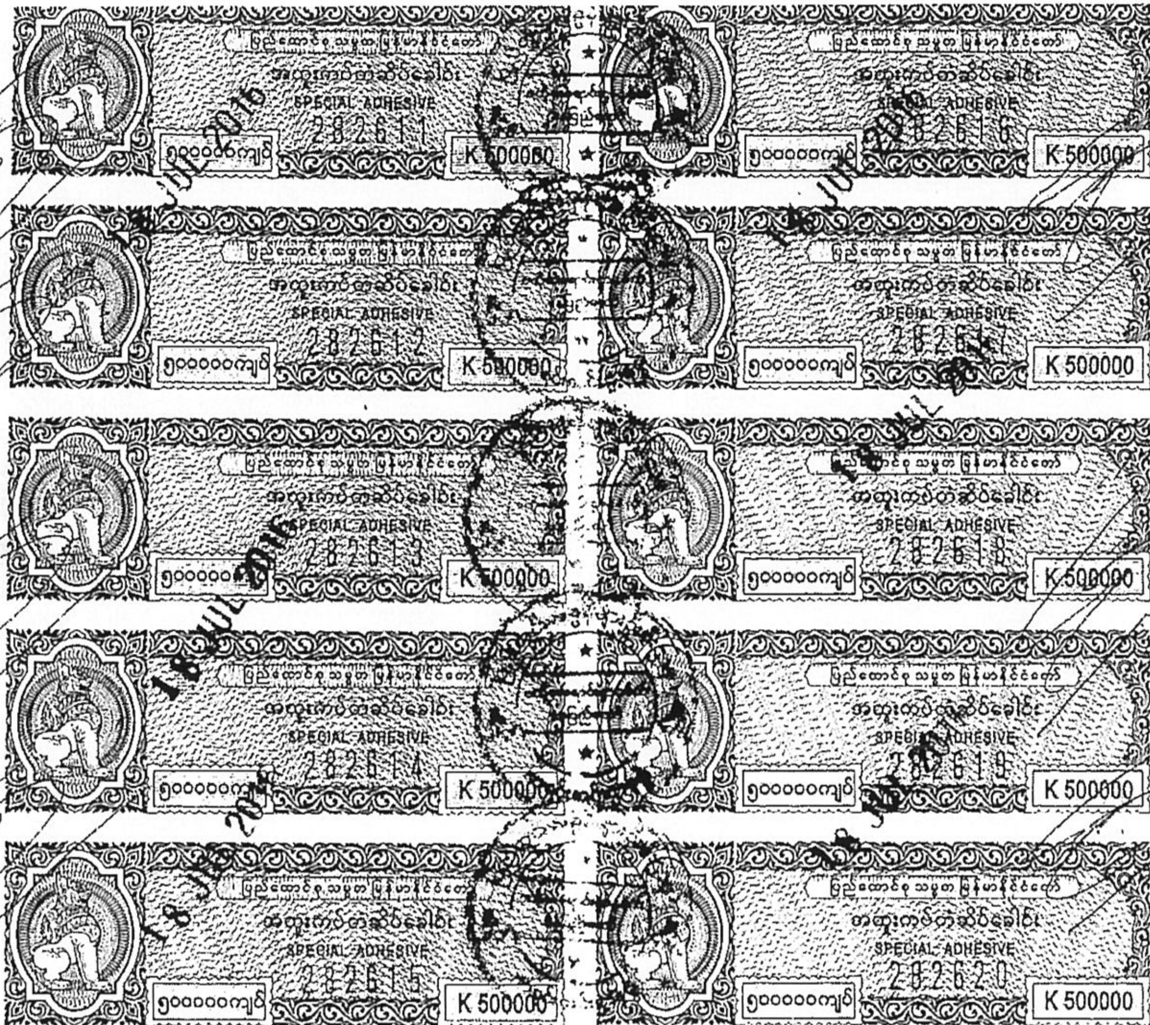
(d) In consideration of the "**Annual Rent**" the Lessor hereby agrees to Lease the Landmark Project Land to the Lessee but specifically excepting all mines, mineral products, coal, petroleum, and other natural resources as well as buried treasure occurring in under or within the said land.



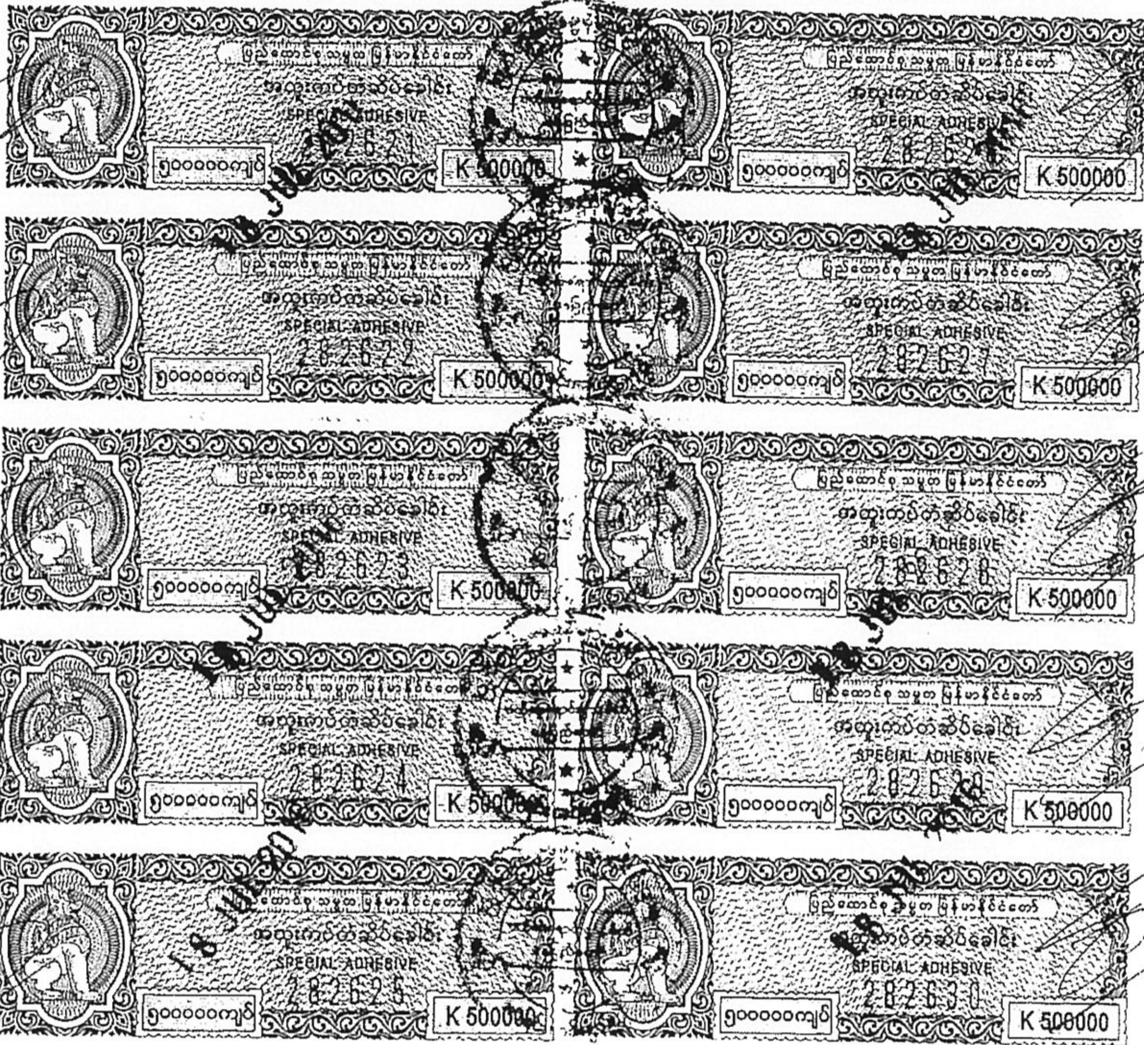
(e) This 2016 Master Land Lease No. 2 and the 2016 BOT Contract No. 2 shall be read together to reflect the obligations of the Parties in relation to the leasing and development of the Landmark Project Land on a BOT basis. The Parties also have a bundle of relevant Ancillary Documents agreed and dated of even date ("**Common Bundle of Ancillary Documents**" or "**CBAD**") which shall form an integral part of the 2016 BOT Contract No. 2 and this 2016 Master Land Lease No. 2. However in the event of any conflict, the terms of this 2016 Master Land Lease No. 2 and the 2016 BOT Contract No. 2 shall prevail over the terms and conditions of the CBAD.

(f) The particulars of the Projects, subject to any changes arising from the final construction and development plan as approved by the MR and YCDC, are as follows:-

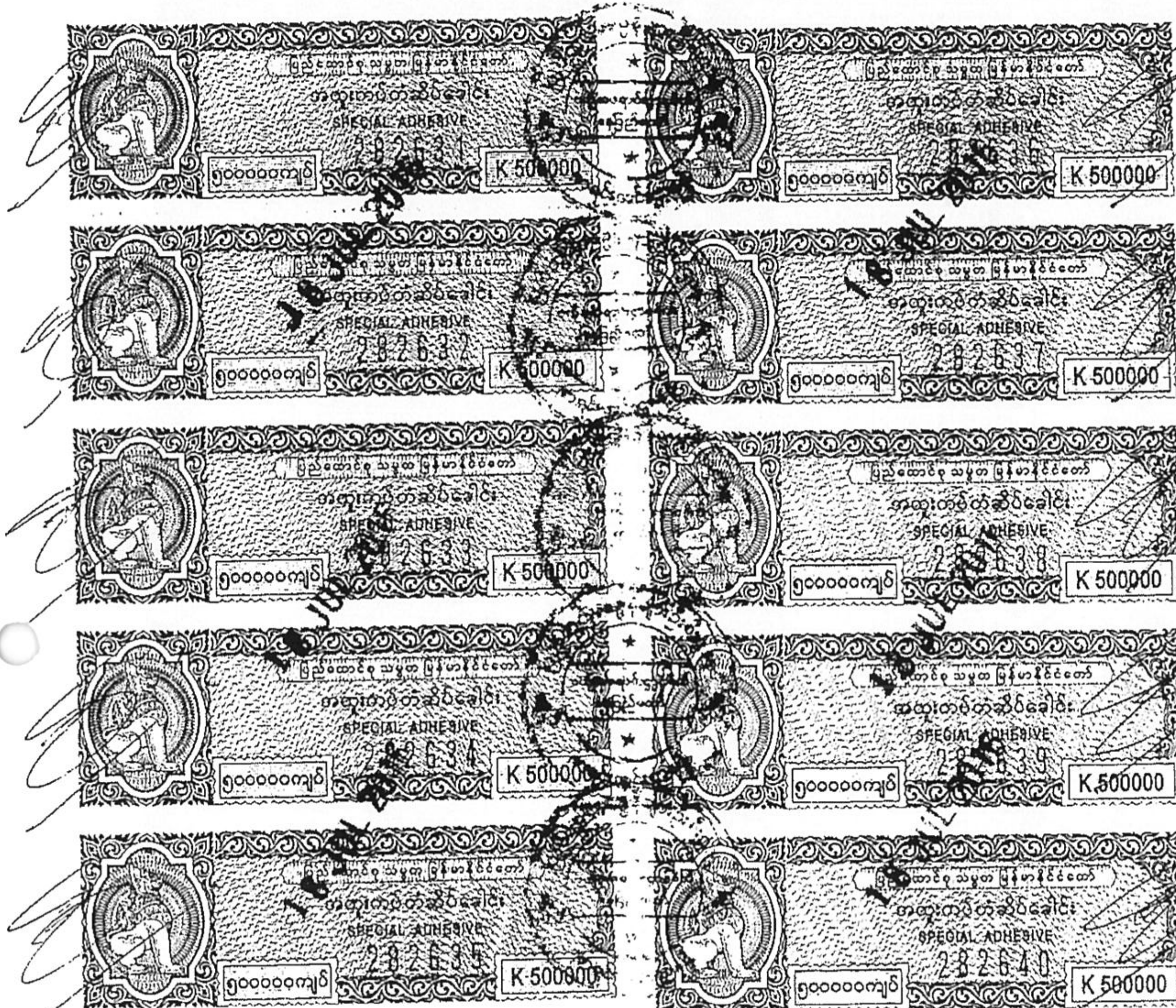
Section	Description
International Hotel Project	



Myanma Railways Headquarters building	The conservation, restoration and conversion of the heritage building provides a boutique luxury hotel of 88 suites over 3 levels. A restaurant, bar, pool, gym and small retail units are provided on the ground floor along with a new glass lobby at an exclusive drop off area. Back of house facilities are provided in the basement.
Landmark Project	
Tower 1	Luxury residential tower comprising 98 condominium units over 22 levels and 3 apartments. Residents' facilities are provided over the podium levels, with a residential lobby and lounge, storage areas, manager's offices, function suite, gym, spa and outdoor facilities including swimming pool on podium rooftop. Tower 1 shall have its own exclusive entrance off Sule Pagoda Road, and private parking area in the basement.

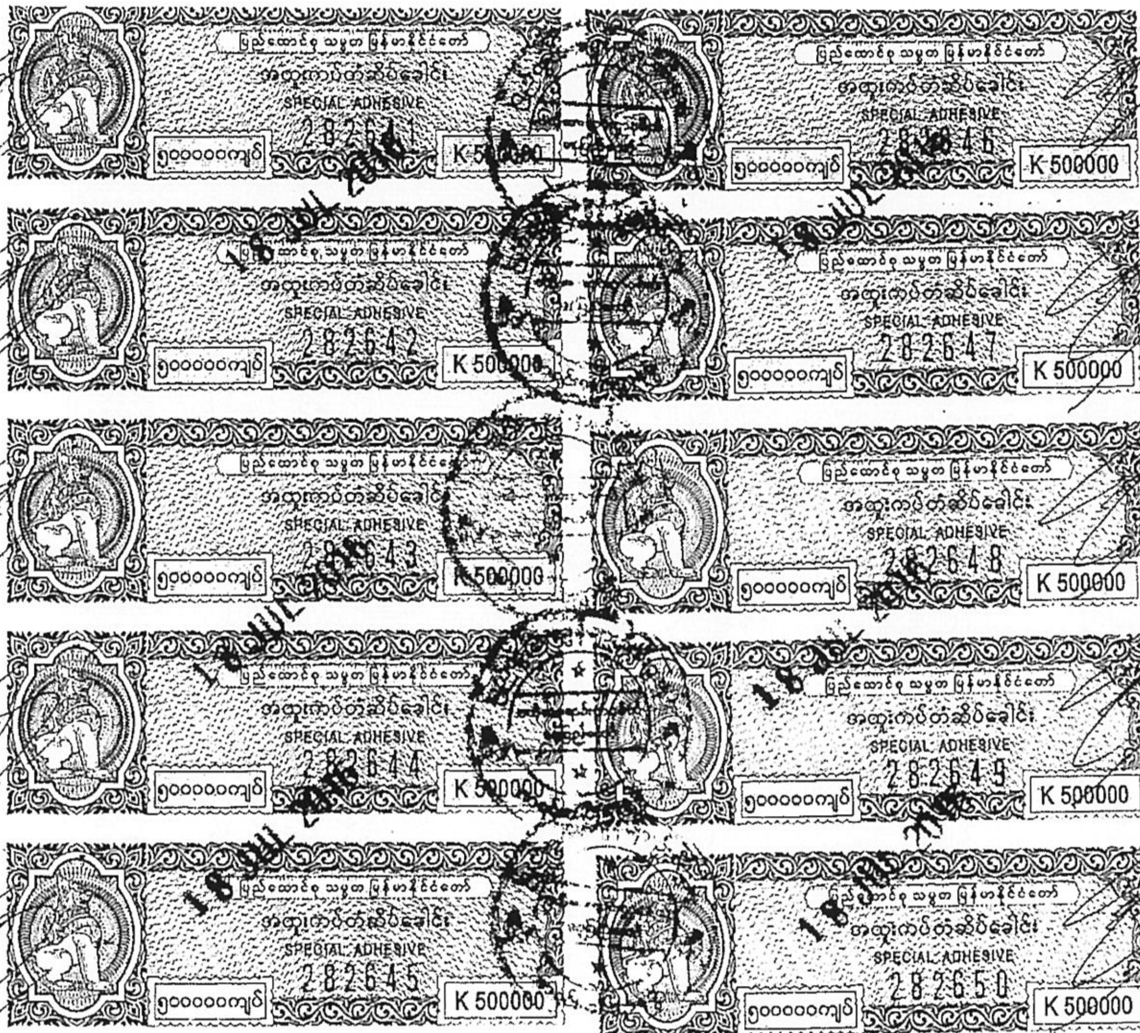


Tower 2	Business hotel providing 280 bedrooms (on levels 14-25) and 90 serviced apartments (levels 6-13). A function floor provides a ballroom, pre-function space and meeting rooms. An outdoor podium rooftop pool and seating area is further supported by kid's club, gym and spa. The extensive F&B offer includes a lobby lounge and specialty restaurant, an executive lounge, all day dining offer, fine dining and a rooftop bar.
Towers 3 and 4	Office towers, providing Grade A commercial office space in a flexible footprint over 18 levels. The office towers are designed as divisible space for single- or multi-tenant occupancy. Both office towers have prominent lobbies with dedicated drop offs.



Retail Podium	Retail podium provided over 4 levels above ground plus a basement supermarket. The concept for the mall includes a mix of larger anchor tenant space, smaller units and an F&B area including food court with outdoor terrace seating. The mall benefits from various access points to ensure full integration with the wider site.
Miscellaneous Features	Extensive hard and soft landscaping ties together the programme elements at ground level, encouraging effective vehicular and pedestrian movement. One level of basement across entire site with four additional levels of deep basement under central courtyard will provide a total of 1,200 car parking spaces. Centralised MEP is provided in an energy centre.

A visual impression and relevant information of the Projects can be referred to in the CBAD.



(g) In accordance with the Foreign Investment Law 2012 (and any subsequent enabling legislation) the Lease will be for a period of an initial 50 (fifty) years, commencing on 1 January 1998, and any further period extended under the Foreign Investment Law 2012, hereinafter referred to as the "**Lease Term**".

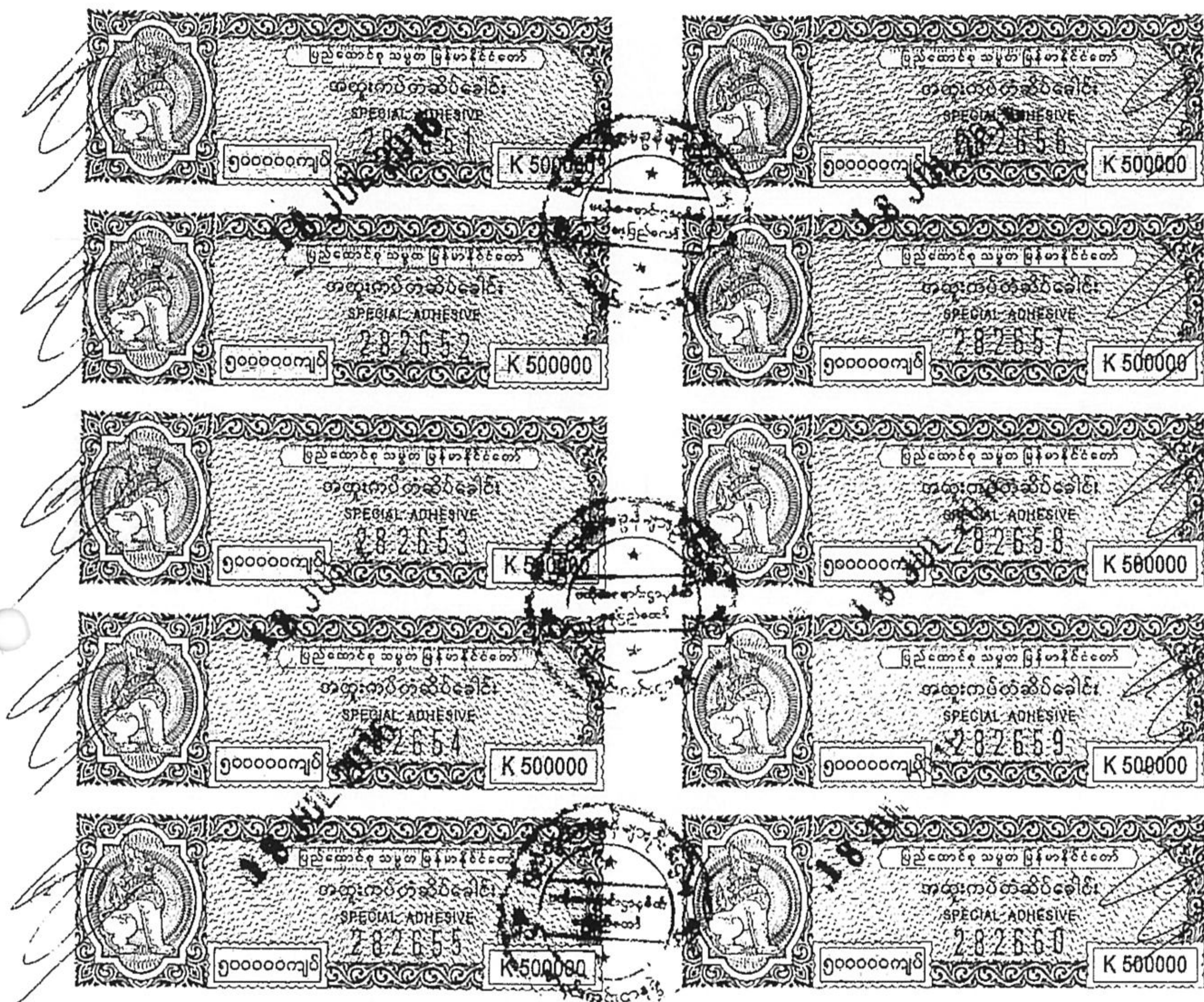
(h) The Parties hereby confirm and agree that the terms of this 2016 Master Land Lease No. 2 and the 2016 BOT Contract No. 2 shall substitute The Agreements.

THE RENTAL LAND USE PREMIUM

2. Parties shall refer to the 2016 Master Land Lease No. 1 for payment of the land use premium for the Land by MIHL to MR, which entire amount, once received by MR, shall satisfy the land use premium applicable to this 2016 Master Land Lease No. 2 and the 2016 Master Land Lease No. 1.

THE ANNUAL RENT

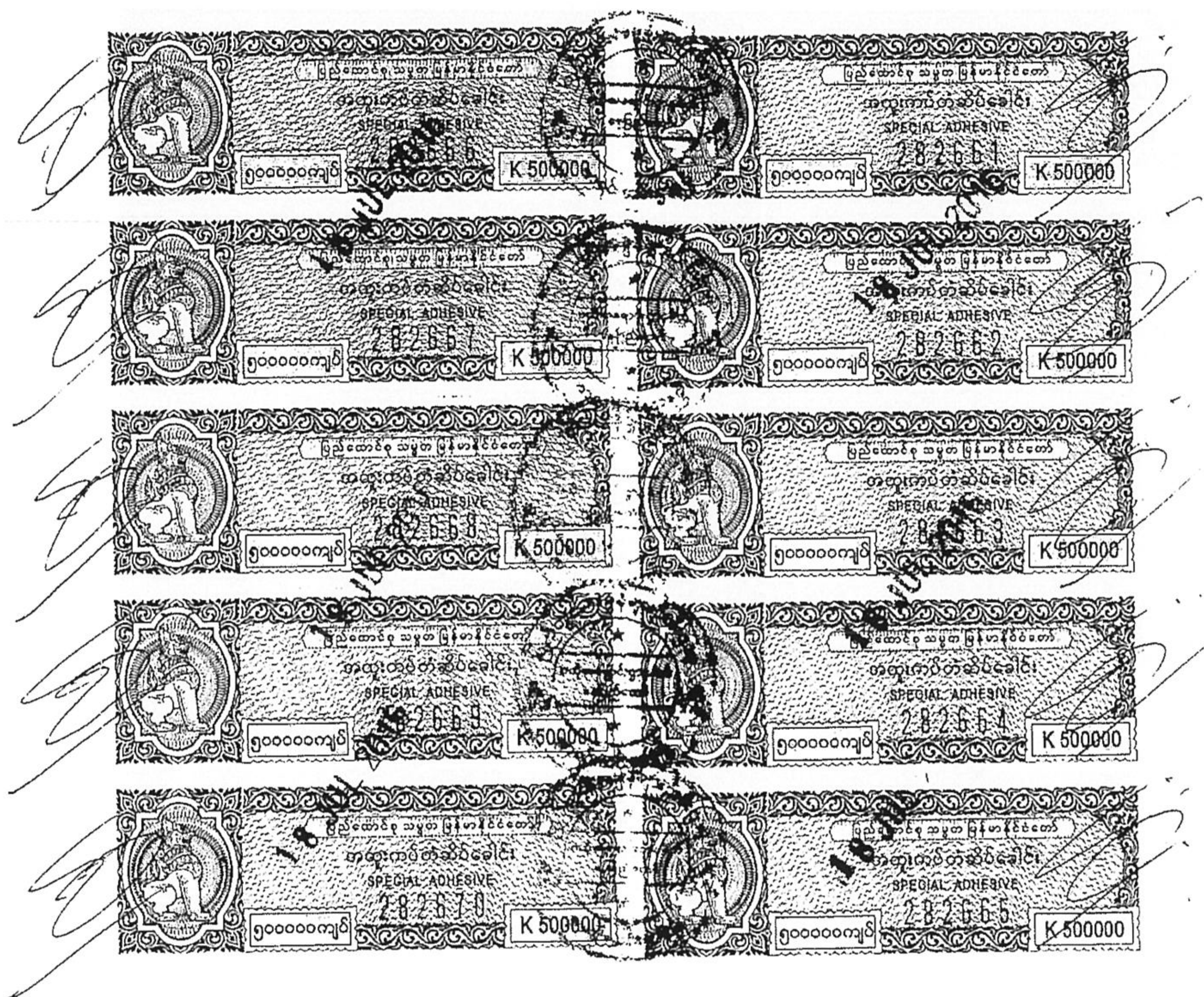
3. (a) With effect from the Signing Date, MIHL shall pay MR an Annual Rent of USD 24 per square metre of the Landmark Project Land totalling 24,435 square metres which shall be payable at the end of every June and December on a pro-rata basis.



(b) With effect from the Signing Date, MIHL shall continue to pay MR pursuant to the existing arrangement with MR in respect of the 2% of the gross receipt or turnover of the Meeyahta International Hotel which shall cease upon obtaining MIC approval for the incorporation of the Landmark JV;

(c) With effect from the Signing Date and with regard to the FMI Centre Land lease, MIHL shall pay MR the rent payable as set out in Clause 5 of the Land Lease Agreement dated 18th May 1995 which rent shall cease upon commencement of the demolition process for FMI Centre whereupon MIHL shall pay MR an Annual Rent of USD 24 per square metre over the land area of 1,254 square metres;

(d) Following completion of the Landmark Project, MIHL shall pay MR a revised Annual Rent of USD 18 per square meter based on the aggregate Net Lettable Area of the Landmark Project Land which shall be payable at the end of every June and December on a pro-rata basis starting from the date of completion of the Landmark Project. The Parties shall review the Annual Rent once every 5 years. The review shall be discussed between the Parties on a good faith basis taking into account the prevailing market conditions. Any such revision as may be agreed between the Parties shall not be more than 10% of the last Annual Rent paid.

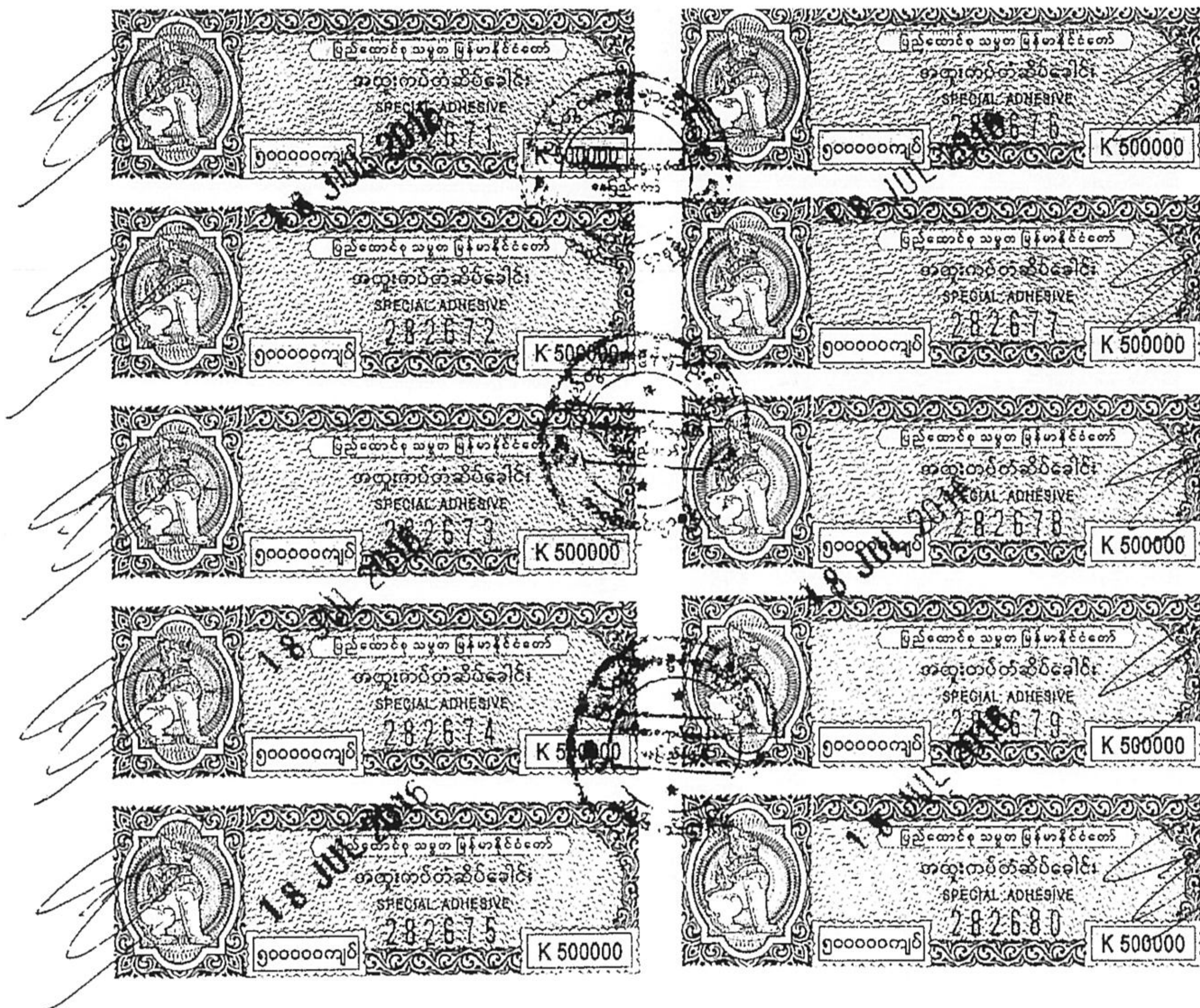


(e) With effect from the Signing Date, MIHL shall pay MR an annual privilege fee based on the following formula which shall be payable at the end of every June and December on a pro-rata basis:

- (Landmark Project Land / Land) x USD 35,000

ADDITIONAL PAYMENTS and GUARANTEES

4. (a) Once the assignment and/or transfer of rights and obligations set out in Clause 1 (b) above is completed, the Landmark JV shall provide a corporate guarantee for all obligations under the Landmark Project and provide relevant information relating to the track records of the various joint-venture partners to MR.

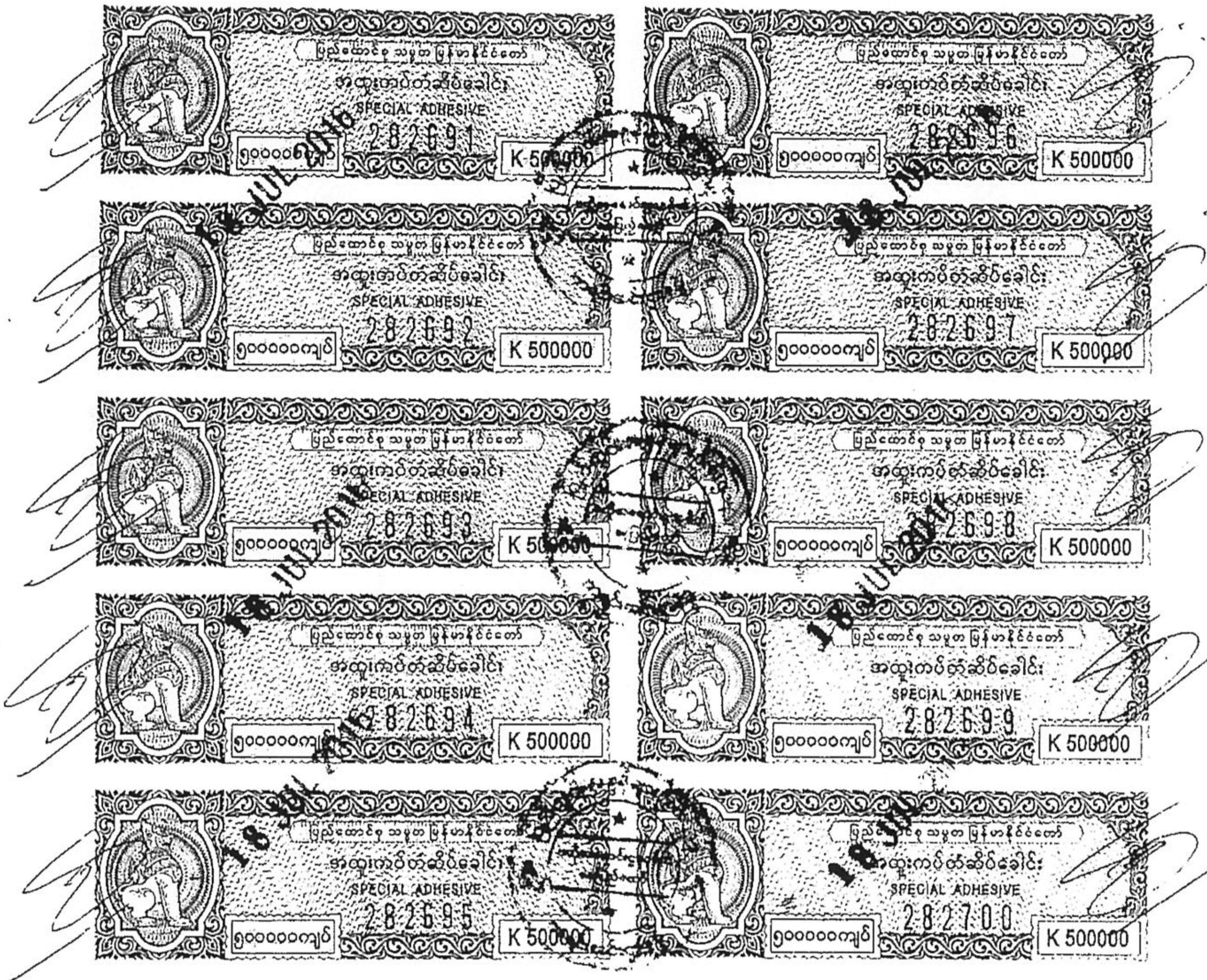


(b) In addition, the Landmark JV shall provide MR with a performance guarantee in the form of a bank guarantee issued by an acceptable international or Myanmar banking corporation (Myanma Foreign Trade Bank and Myanma Investment & Commercial Bank being MR's preferred corresponding local banks) amounting to 1% of the estimated Aggregate Investment Sum under the Landmark Project no later than 28 days after the signing of this 2016 Master Land Lease No. 2 or the incorporation of the Landmark JV, whichever is later. MR shall be entitled to forfeit the performance guarantee in the event this 2016 Master Land Lease No. 2 is terminated on the ground of Clause 8.1 (e) below. In the event of a change of partners in the Landmark JV with the consent of the MR which consent shall not be unreasonably withheld, MR reserves the right to request for additional types of guarantees from the new partner in the Landmark JV. MR shall return the performance guarantee to the Landmark JV within 28 days after the opening of the Landmark Project.



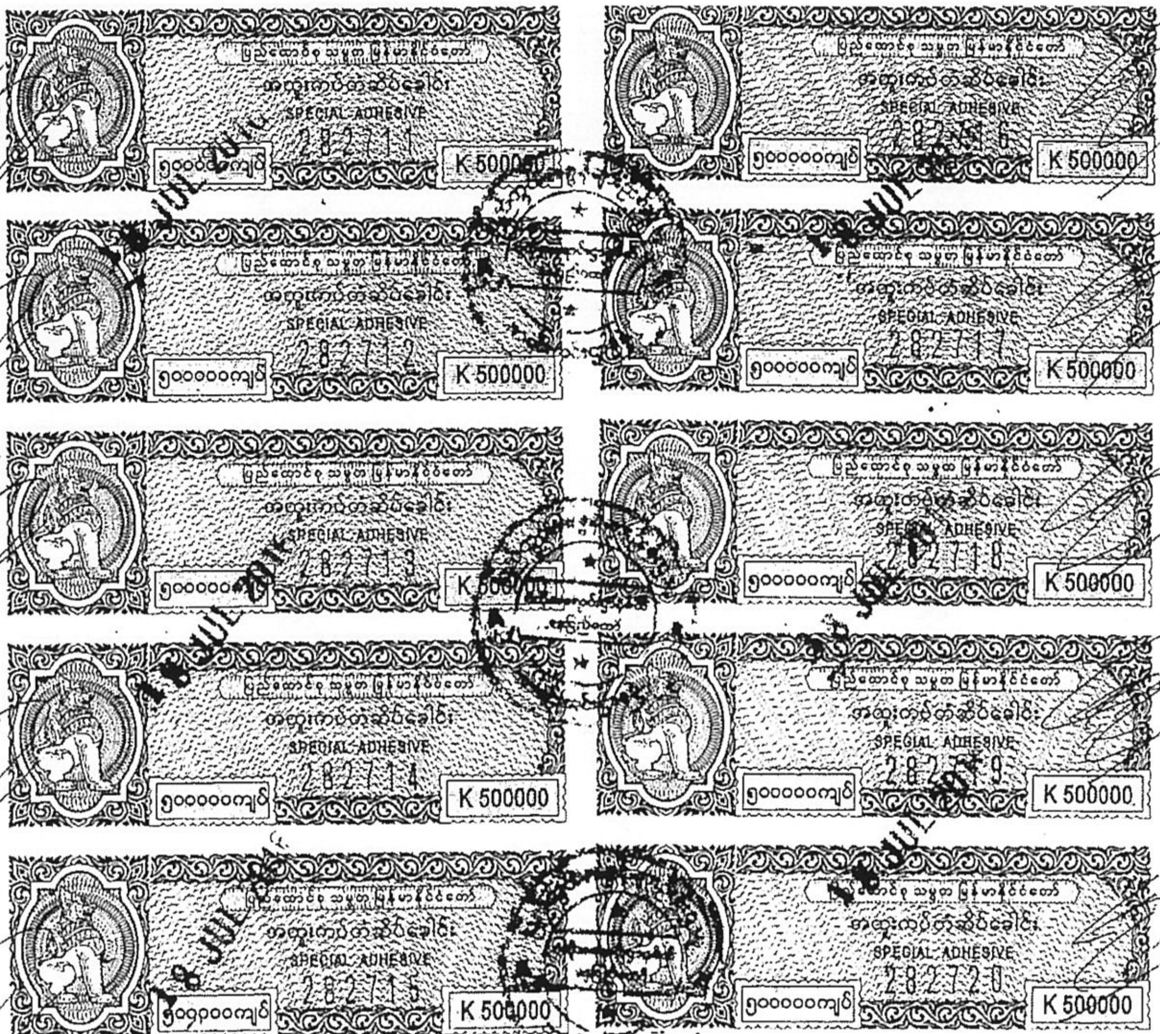
(c) MIHL shall pay a sum amounting to 0.2% of the Aggregate Investment Sum of the Landmark Project for the fees of the services provided by the Project Assurance Committee which is payable directly to the committee (in USD or MMK equivalent) in 8 equal tranches at the end of every 6 months starting from the date of receipt of all construction permits from the relevant authorities relating to the construction of the Projects.

(d) MR shall appoint external consultants to advise on the technical details for the Landmark Project provided that any such appointment shall be in discussion with MIHL, the costs of such appointments shall be borne by MIHL which shall not, in any case, exceed USD 157,250. This amount shall be payable directly to the external consultants within 14 days upon receipt of all construction permits from the relevant authorities relating to the construction of the Projects and upon receipt of the relevant invoices from the consultants.



(e) MIHL shall use its reasonable best endeavours to ensure that the progress of the development of the Landmark Project does not affect the progress of the development of the International Hotel Project which timeframe has been agreed between the MIHL and MR in respect of the International Hotel Project Land, failing which, MR shall be entitled to its rights in accordance with Clause 8.2.

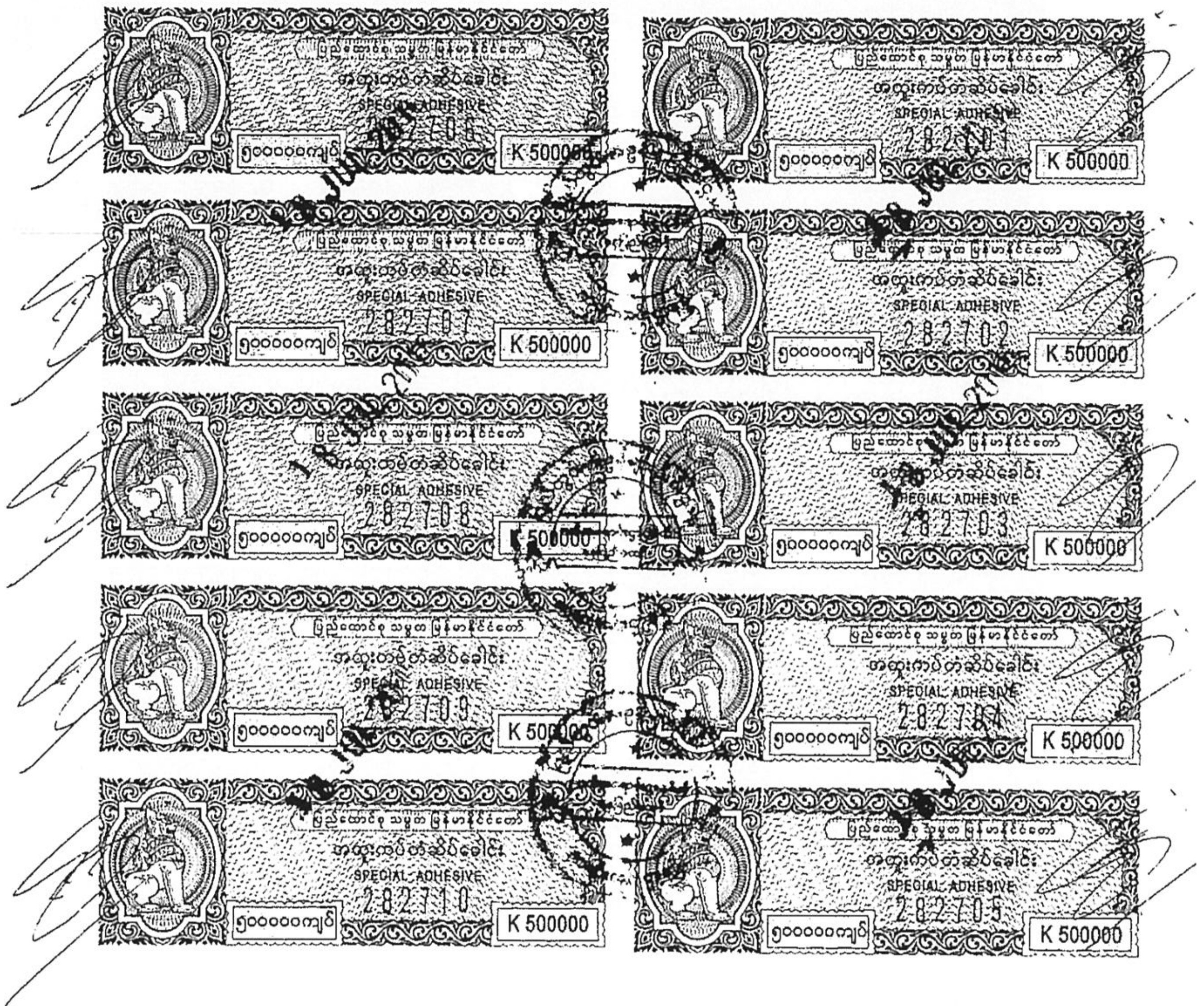
(f) MIHL shall bear any applicable stamp duty payable on the signing of this 2016 Master Land Lease No. 2 and any commercial tax payable on the Annual Rent thereunder.



PENALTIES FOR DELAY

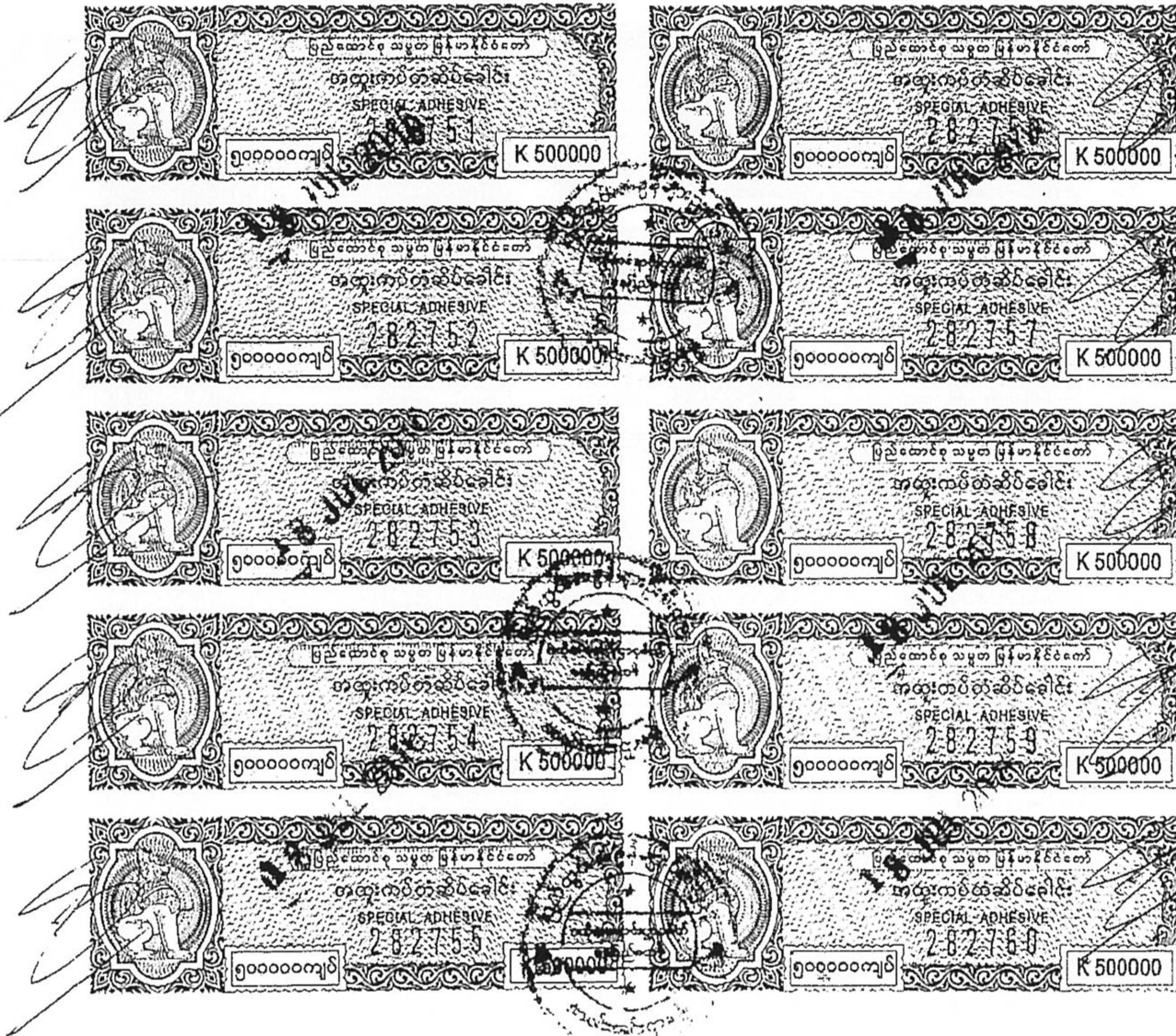
5. (a) MIHL confirms that the Landmark Project shall be completed within 48 months commencing from 6 months after the signing of this 2016 Master Land Lease No. 2 and the 2016 BOT Contract No. 2 or the incorporation of the Landmark JV, whichever is later, (it being acknowledged that all the construction permits from the relevant authorities in respect of the Projects shall be applied for and obtained within 6 months) provided that any delay in construction for the Projects attributable to a Force Majeure event notified under Clause 15 (a) below and any delay in obtaining the construction permits not attributable to the fault of MIHL shall be allowed a corresponding extension of the completion date.

(b) In the event that the Landmark Project is not completed within the aforesaid timeline or by a date as may be extended further by the MIC pursuant to Rule 60 of the Foreign Investment Rules or any relevant investment rules for the time being in force, MIHL shall pay MR a delay penalty of 10% per annum of the Annual Rent (payable during the construction period for the Landmark Project) for the period of delay.



(c) In the event that MIHL fails to make payment of the Annual Rent in Clause 3 and/or any applicable delay penalty stipulated in Clause 5 (a) of this 2016 Master Land Lease No. 2, MIHL shall be liable to pay a late payment penalty of 10% per annum on all outstanding sums due to MR under this 2016 Master Land Lease No. 2.

(d) In the event that the period of delay described in Clause 5 (b) above exceeds 1 year, MIHL shall pay MR the revised Annual Rent as if the Landmark Project has been completed in accordance with Clause 3 (d) above.



DEFAULT BY LESSEE

6. It is hereby mutually agreed that if the Lessee shall in any substantial respect fail to perform or observe the terms and conditions of this 2016 Master Land Lease No. 2 and fails to rectify such non-performance or not-observance in compliance with the notices from the Lessor of such default in accordance with Clause 8.2, the Lessor shall, subject always to Clause 7 (c), be at liberty to re-enter upon and take possession of the Landmark Project Land covered by this 2016 Master Land Lease No. 2 and the Lease Term shall thereupon cease.

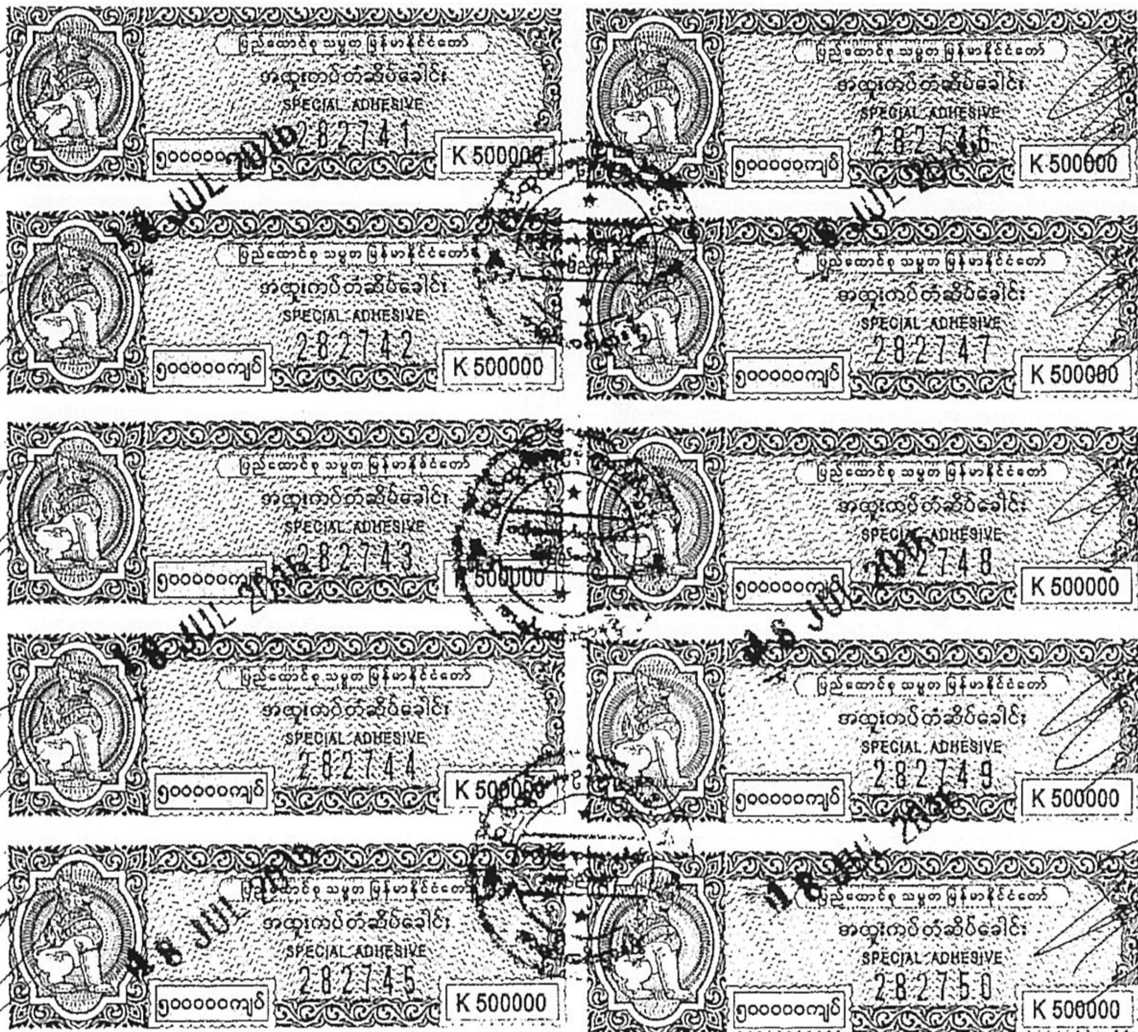
OPERATION OF THE PROJECT

7. (a) Upon the completion of the whole or part of the construction of the Landmark Project, which allows for occupation, the Lessee shall have the right to lease, transfer, assign or dispose (subject to the relevant Laws of Myanmar) any such property or space or unit thereof in part to any Myanmar or Foreign, person or entity, in Myanmar Kyat or foreign currency.



(b) In relation to the transfer, sub-lease, mortgage, encumbrance or assignment of any property or space or unit thereof in the Landmark Project, the Lessor acknowledges that the Lessee must have flexibility in order to operate the Landmark Project, and hereby grants the Lessee authority to transfer, sub-lease, mortgage, encumber or assign any such category of property or space or unit thereof in the Landmark Project to Myanmar or foreign, persons or entities, during the Lease Term subject to the relevant Laws of Myanmar (including the right of use over such property or space or unit or any other rights as may be provided for under the prevailing laws).

(c) The Lessor agrees that so long as the relevant portion of the Annual Rent and any other payments due to MR under this 2016 Master Land Lease No. 2, in respect of any property or space or unit thereof in the Landmark Project is paid to the Lessor the occupants of such property or space or unit thereof in the Landmark Project including any transferees, tenants, occupants, mortgagees or assignees shall peacefully occupy, hold, enjoy and retain all their respective rights in connection with the property or space or unit thereof without any interruption whatsoever from the Lessor. The Lessor confirms it will recognise the validity of such sub-lease arrangements and shall recognise the rights of and deal directly with such transferees, tenants, occupants, mortgagees or assignees during the Lease Term as if they are the Lessee including executing an agreement to give effect to all the rights of such transferee, tenant, occupant, mortgagee or assignee subject to the relevant Laws of Myanmar.



TERMINATION

8. 8.1 This 2016 Master Land Lease No. 2 may be terminated on the occurrence of one of the following events:

(a) Agreement in writing from both the Lessor and the Lessee to terminate;

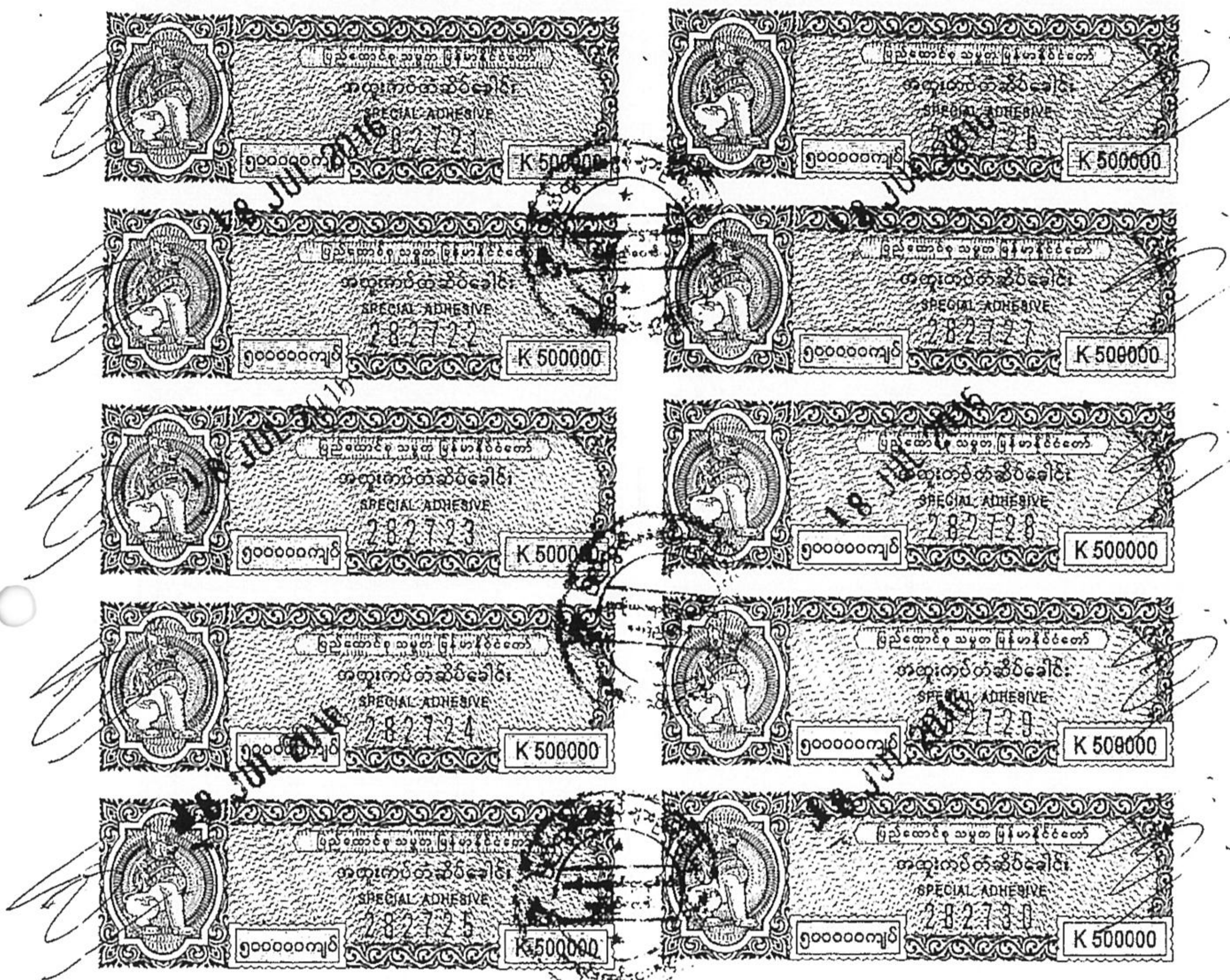
(b) Continuing breach of any Material Term or Condition of this 2016 Master Land Lease No. 2 after expiry of the notice period in Clause 8.2;

(c) Bankruptcy or insolvency of the Lessee;

(d) The failure of MIHL, with the support of MR, to submit an application to the MIC for approval to incorporate the Landmark JV no later than 3 months after the Signing Date;

(e) The failure of MIHL to complete at least 50% of the Landmark Project at the expiry of a period of 1 year following the delay described in Clause 5 (b) above and the failure of MIHL to satisfy the Project Assurance Committee of its capability to complete the Landmark Project within a reasonable period of time thereafter; or

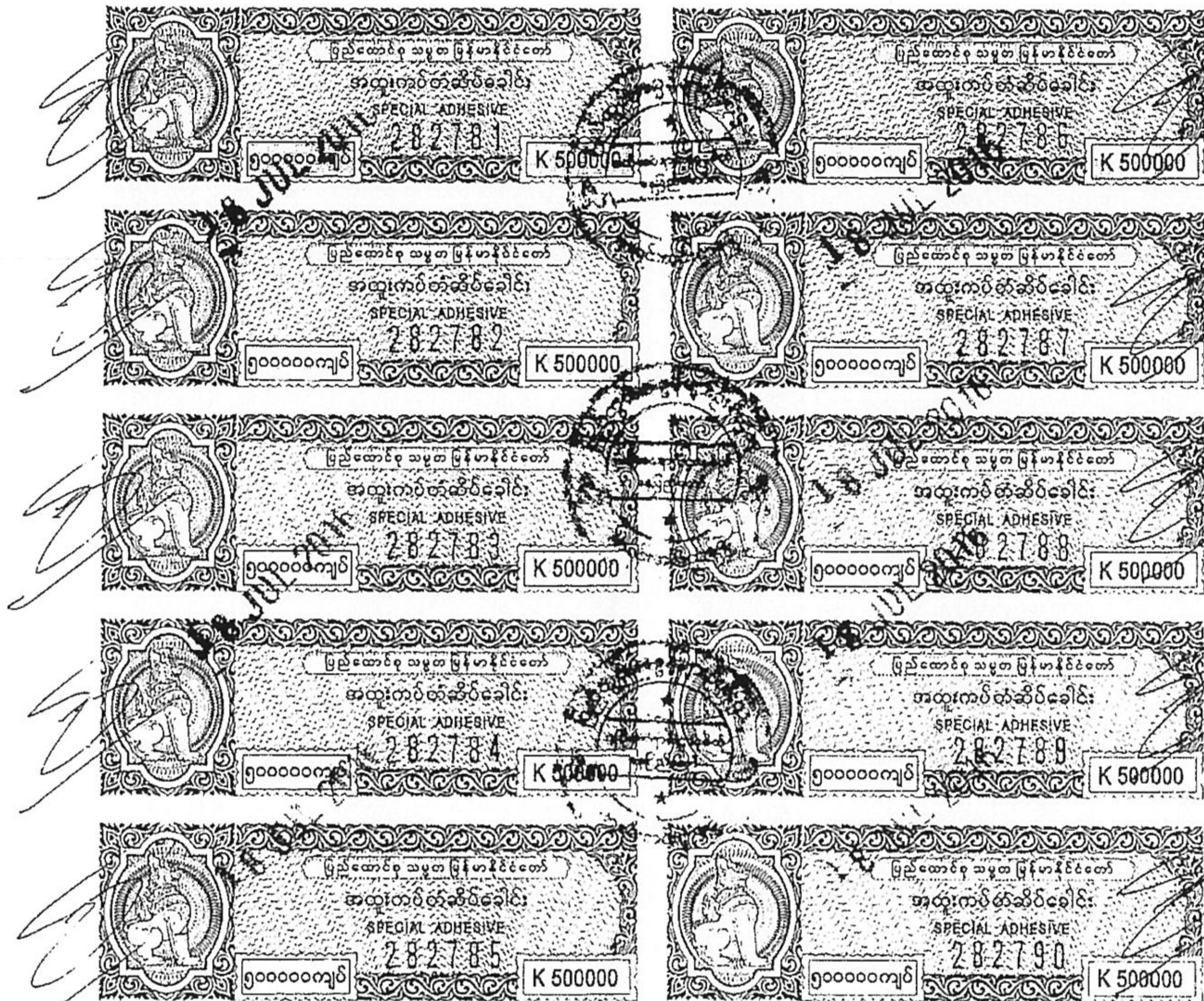
(f) A Force Majeure event under the circumstances referred to in Clause 15 (c) below.



8.2 In the event of failure by the Lessee to carry out its responsibilities under Clause 8.1 (b) above, the Lessor shall immediately notify the Lessee in writing of such failure and the Lessee shall be given 180 calendar days ("**Cure Period**") from receipt of the notice to rectify its non-performance. If the Lessee fails to rectify the non-performance at the end of the Cure Period, the Lessor shall have the right to terminate the 2016 Master Land Lease No. 2 and subject to Clause 7 (c), all material assets shall as a consequence be transferred in accordance with the BOT.

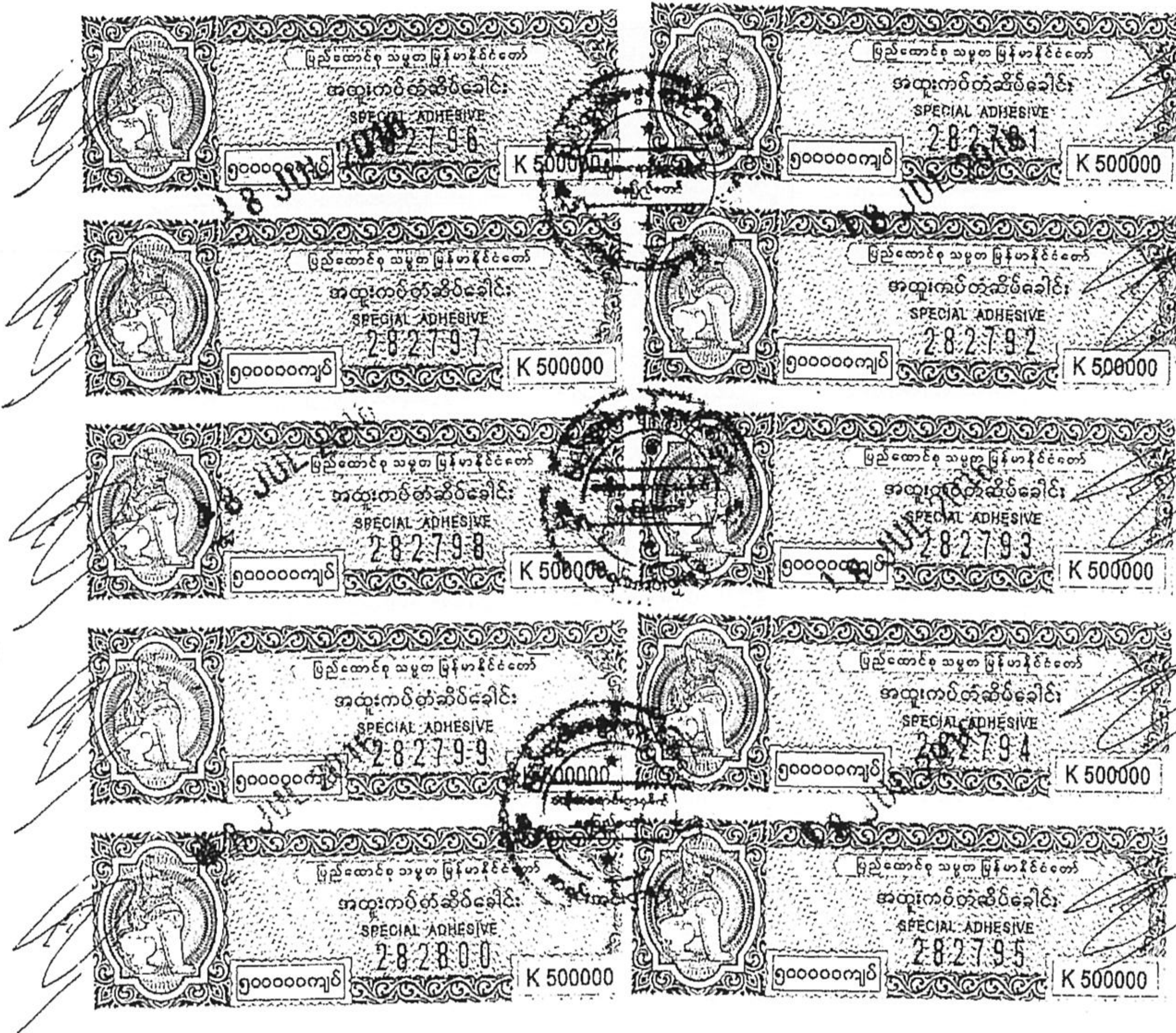
ARBITRATION

9. (a) If any dispute should arise regarding the interpretation or implementation of this 2016 Master Land Lease No. 2 or any other matter relating to this 2016 Master Land Lease No. 2, the Lessor and the Lessee shall endeavour to settle such dispute through mediation in the spirit of cooperation, understanding and good faith.



(b) If the Parties fail to settle a dispute pursuant to Clause 9 (a) then any dispute shall be settled by arbitration. The arbitration shall be conducted in the English language and held in Yangon, the Republic of the Union of Myanmar. The arbitration proceedings shall in all respects conform to the Myanmar Arbitration Law or any subsisting statutory modification thereof. Arbitration fees shall be borne by the Party or Parties against whom the award is made. The arbitral tribunal shall consist of three (3) arbitrators. In rendering its decision or award, the arbitration tribunal shall consider the relevant Laws of Myanmar and the intentions of the Lessor and the Lessee insofar as they can be ascertained from this 2016 Master Land Lease No. 2.

(c) In the course of resolving disputes under this 2016 Master Land Lease No. 2, to the extent practicable, the Lessor and the Lessee shall continue to perform the terms and conditions of this 2016 Master Land Lease No. 2 that are not in dispute.



GOVERNING LAW

10. This 2016 Master Land Lease No. 2 shall be governed by, read and construed in all respects in accordance with the Laws of Myanmar.

TERM OF THE AGREEMENT

11. The Lease shall come into effect from the date of signing of both Parties of this 2016 Master Land Lease No. 2 and shall be valid until the expiry of the Lease Term unless terminated in accordance with this 2016 Master Land Lease No. 2.

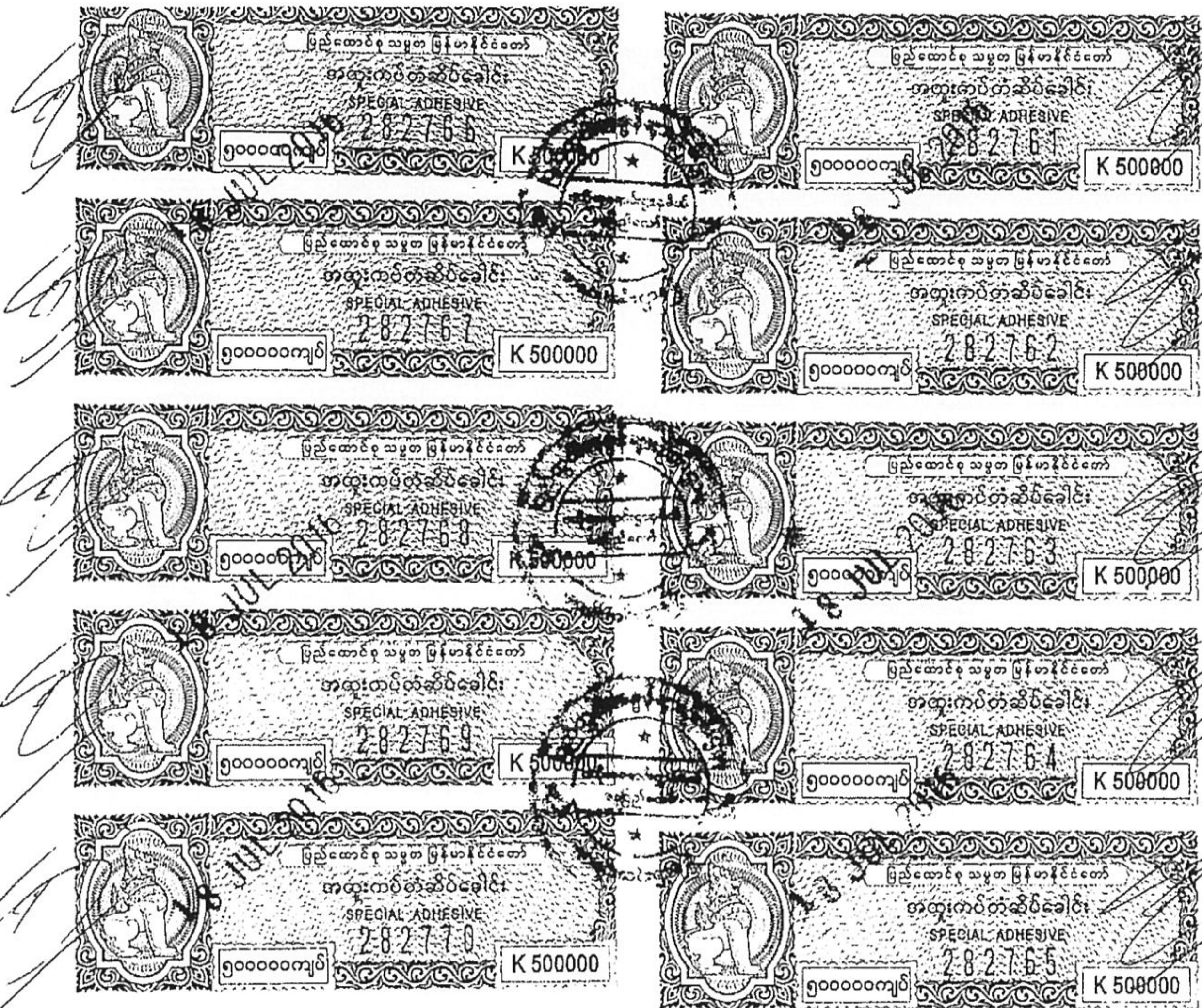


LESSOR'S CONTINUING RIGHT

12. It is also hereby mutually agreed that if the Lessor lawfully takes possession of the Landmark Project pursuant to the terms of this 2016 Master Land Lease No. 2 then such right of re-entry shall not prejudice any right of action of the Lessor for the recovery of money due from the Lessee by way of rent or compensation for damages.

RENEGOTIATION OF THE LEASE

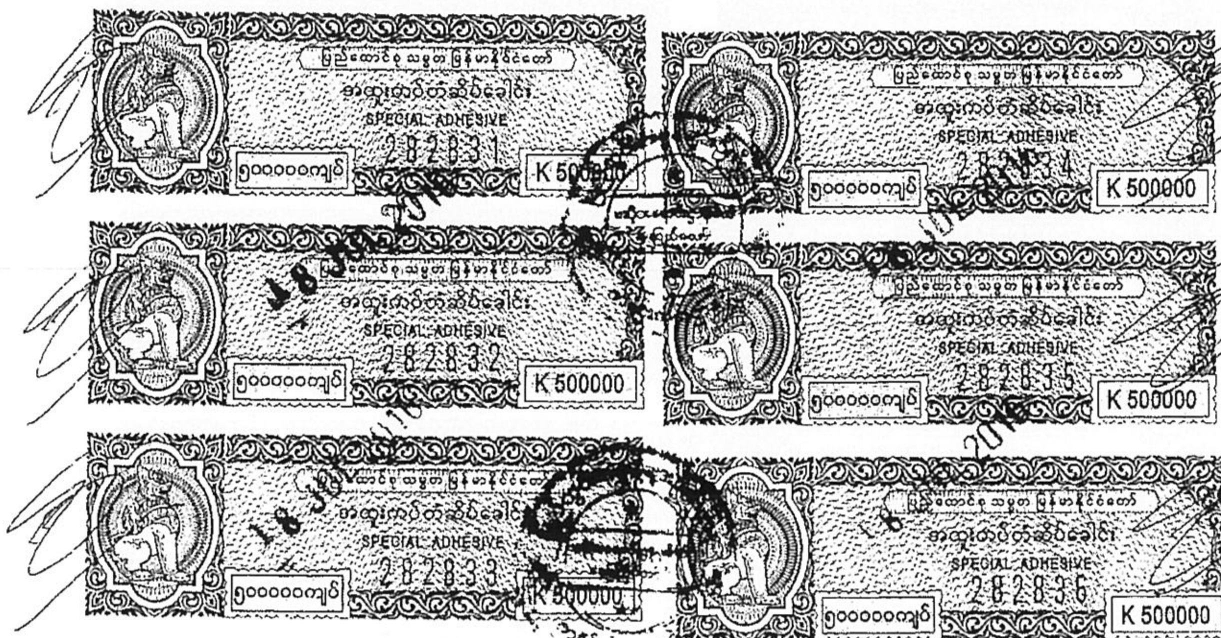
13. In the event that any situation or condition arises due to circumstances not envisaged in the 2016 Master Land Lease No. 2 resulting in the Lessee not being able to fulfil any of its obligations or affecting the operations and/or businesses of any part of the Landmark Project and which warrants amendment to this 2016 Master Land Lease No. 2, the Lessor and the Lessee shall make the necessary amendments in writing, subject to the approval of the MIC.



14. All correspondence related to this 2016 Master Land Lease No. 2 shall be in English.

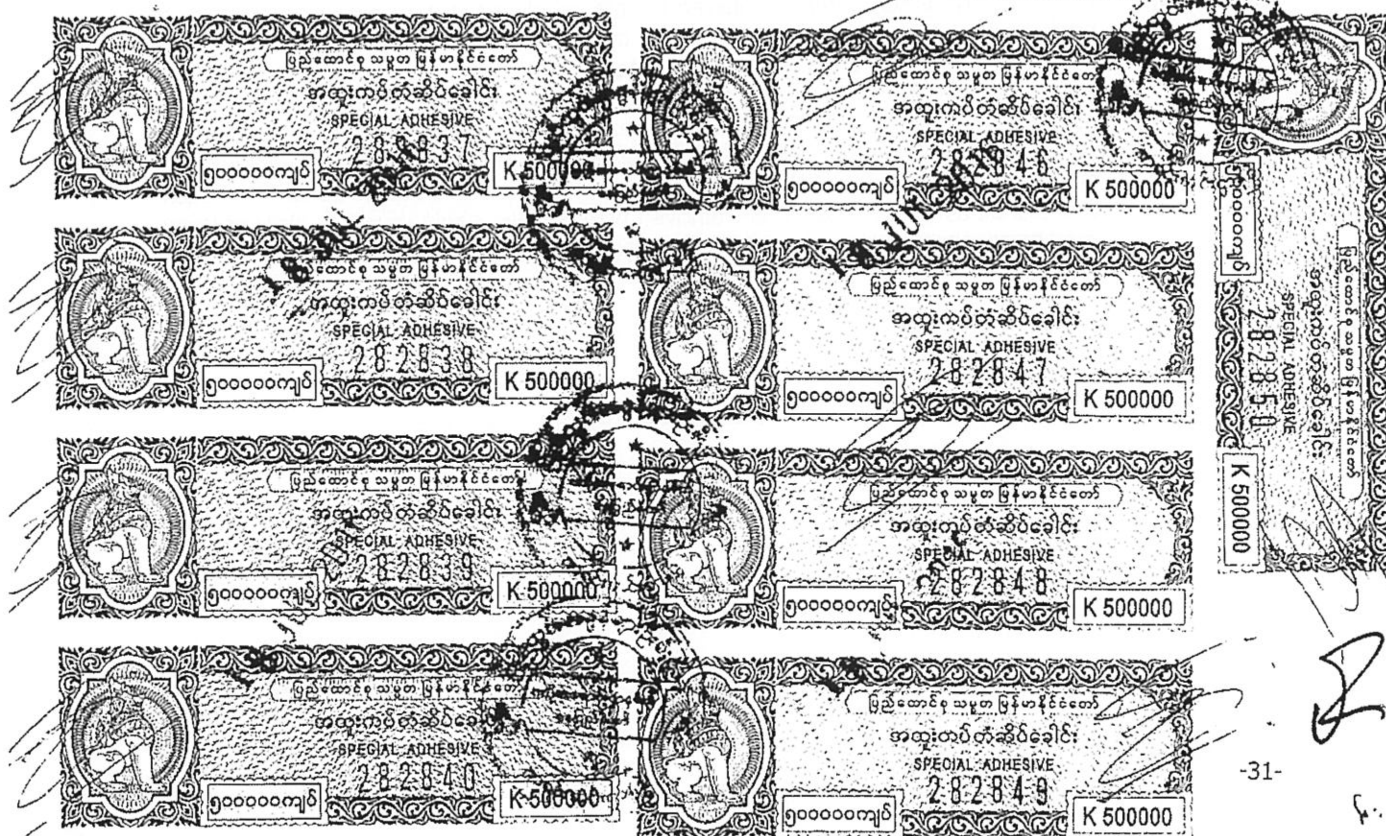
FORCE MAJEURE

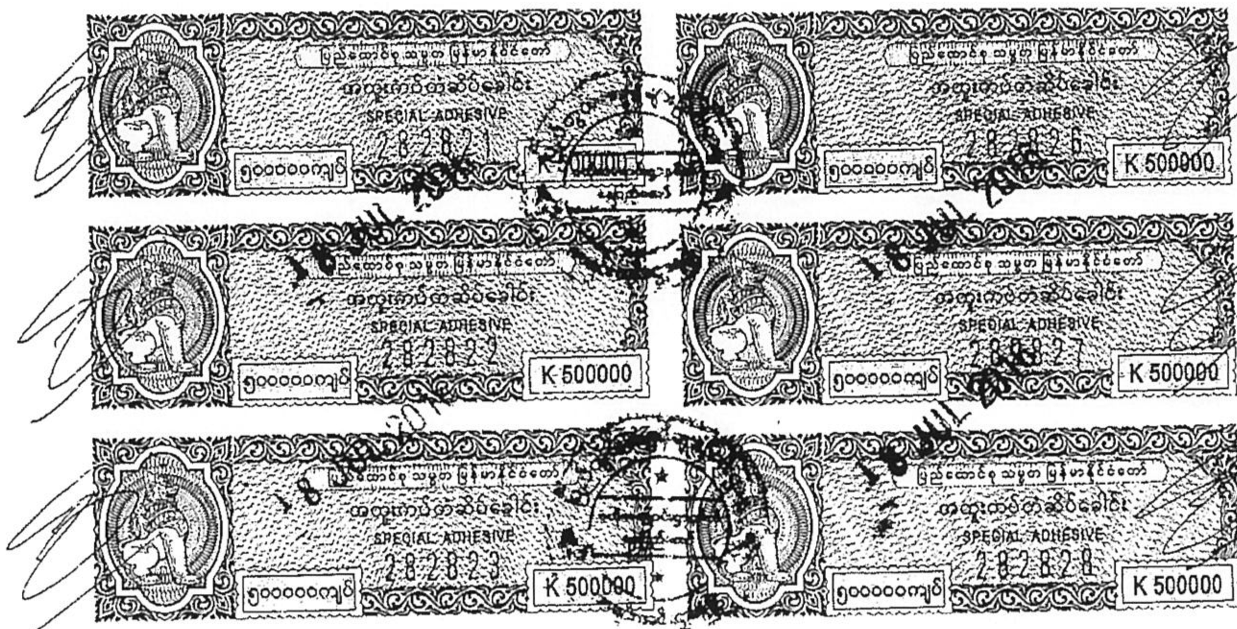
15. (a) If either Party is temporarily rendered unable, wholly or in part, by Force Majeure to perform its duties or accept performance by the other Party under this 2016 Master Land Lease No. 2, it is agreed that the affected Party gives notice to the other Party within 14 days after it is aware of the occurrence of the cause relied upon giving full particulars in writing of such Force Majeure. The duties of such Party as are affected by such Force Majeure shall with the approval of the other Party, be suspended during the continuance of the inability so caused, but for no longer period, and such cause shall as far as possible be removed with all reasonable dispatch. Neither Party shall be responsible for delay, damage or loss caused by Force Majeure.



(b) The term "**Force Majeure**" as employed herein shall mean Act of God, restraint by Government Authorities, strikes, lockout, industrial disturbances, explosions, fires, floods, earthquakes, storms, lightning flood, and any other causes similar to the kind herein enumerated which are beyond the control of either Party and by which the exercise of due care and diligence either Party is unable to overcome.

(c) If the execution of substantially all the works in progress under the Landmark Project is suspended under Clause 15 (a) above for a continuous period of 180 days or more within a period of 365 days, either Party at its discretion may notify the other Party in writing of its intention to terminate this 2016 Master Land Lease No. 2 and the other Party shall be given 180 days ("**Rectification Period**") from receipt of the notice to resume the execution of works in progress under the Landmark Project. If the execution of works in progress cannot be resumed within the Rectification Period, this 2016 Master Land Lease No. 2 shall be terminated and subject to Clause 7 (c), all material assets shall as a consequence be transferred in accordance with the BOT





NOTICE

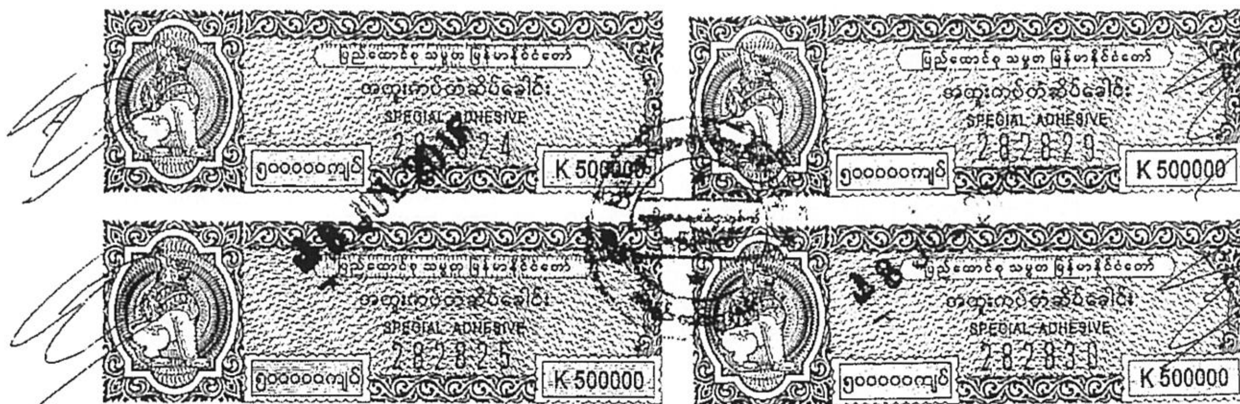
16. Any notice and other communication given pursuant to the provisions of this 2016 Master Land Lease No. 2 shall, unless otherwise specially provided, be given by personal recorded service, couriered mail, fax, or receipted email, to the addresses of the Parties set out below and marked for the attention of the signatories to this 2016 Master Land Lease No. 2 or their successors:-

<u>Myanma Railways</u>

Address:	Myanma Railways Head Office, NayPyiTaw Station, NayPyiTaw.
Fax No.:	067-77016
Phone No.:	067-77000

<u>Meeyahta International Hotel Limited</u>

Address:	FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon.
Fax No.:	01246882
Phone No.:	01240363



SPECIAL ADHESIVE 282801 K 500000

SPECIAL ADHESIVE 282806 K 500000

SPECIAL ADHESIVE 282802 K 500000

SPECIAL ADHESIVE 282807 K 500000

SPECIAL ADHESIVE 282803 K 500000

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SPECIAL ADHESIVE 282804 K 500000

SPECIAL ADHESIVE 282809 K 500000

SPECIAL ADHESIVE 282805 K 500000

SPECIAL ADHESIVE 282810 K 500000

17. Both Parties shall carry out their obligations arising out of this 2016 Master Land Lease No. 2 in accordance with the laws of the Republic of Union of Myanmar.

INVESTMENT AMOUNT

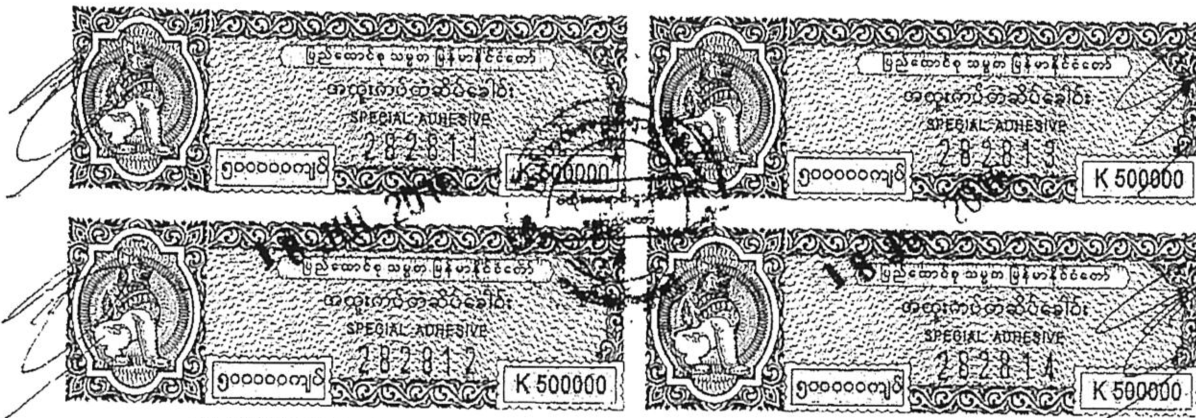
18. The Landmark Project has an estimated Aggregate Investment Sum of USD 543 million subject to the approval of the MIC.

MODIFICATION

19. This 2016 Master Land Lease No. 2 shall not be amended or modified in any respect except by the mutual consent in writing of both Parties.

RETRANSFER OF LAND AND BUILDINGS

20. At the expiry of the Lease Term or the earlier termination of this 2016 Master Land Lease No. 2 and subject to Clause 7 (c), the Landmark Project and the Landmark Project Land shall in entirety, except for furniture, movable fixtures (i.e. any items and structures which may be removed without any permanent damage to the land and building) and equipment, be transferred back to MR without any consideration and in good working condition, fair wear and tear excepted. The Parties shall discuss and finalise the retransfer procedures 12 months before the expiry of the Lease Term or as soon as reasonably possible upon the earlier termination of this 2016 Master Land Lease No. 2.



IN WITNESS whereof the Lessor and the Lessee have hereto executed this 2016 Master Land Lease No. 2 on the day the month and the year first above mentioned.





Signed by **U Thurein Win**
For and on behalf of by **Myanma Railways of Ministry of Transport and Communications**

Signed by **U Theim Wai @ Mr. Serge Pun**
For and on behalf of **Meeyahta International Hotel Limited**

Date: 23rd July 2016

In the presence of:

U Aung Myint Hlaing
General Manager (Commercial)
Myanma Railways

Date: 23rd July 2016

In the presence of:

U Linn Myaing
Director
First Myanmar Investment Co., Ltd



DEED OF ASSIGNMENT AND TRANSFER

(2016 Build Operate and Transfer Contract No. 2 Landmark Project)

This Deed of Assignment and Transfer of all legal rights and liabilities of Meeyahta International Hotel Limited ("**Deed**") in respect of the 2016 Build Operate and Transfer Contract No. 2 (Landmark Project) ("**BOT Contract**") is made in Nay Pyi Taw, the Republic of the Union of Myanmar on 2016 ("**Signing Date**") between:

> **Meeyahta International Hotel Limited**, a limited company incorporated under the laws of the Republic of the Union of Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, which effective interest is held by Yoma Strategic Investments Ltd. ("**YSIL**") – 80% and First Myanmar Investment Co. Limited ("**FMI**") – 20%, ("**Assignor**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this Deed by U Theim Wai @ Mr Serge Pun;
>
> **Myanma Railways of the Ministry of Transport and Communications** of the Republic of the Union of Myanmar, an agency organised and existing under the laws of the Republic of the Union of Myanmar which is situated at Myanma Railways Head Office, Nay Pyi Taw ("**MR**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning), represented for the purpose of this Deed by U Thurein Win, Managing Director; and
>
> [**Meeyahta Development Limited**], a limited company incorporated under the laws of the Republic of the Union of Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, which effective interest will be held by YSIL – 48%, FMI – 12%, Mitsubishi Corporation & Mitsubishi Estate Co. Ltd – 30%, International Finance Corporation – 5% and Asian Development Bank – 5%, (the "**Assignee**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this Deed by U Theim Wai @ Mr Serge Pun,

(each a "**Party**" and together the "**Parties**")

WHEREAS MR and the Assignor have executed the BOT Contract on 23 July 2016 in respect of the construction, development and operation of the Landmark Project on the Landmark Project Land;

WHEREAS an application has been submitted to the Myanmar Investment Commission ("**MIC**") on [date] for the incorporation of the Assignee to undertake the Landmark Project and pursuant to the MIC Permit granted on [date], the Assignee was duly incorporated on [date];

WHEREAS pursuant to Clause 2 (b) and (c) of the BOT Contract, both MR and the Assignor agree that the Assignor shall assign and/or transfer all of its rights and obligations relating to the Landmark Project to the Assignee where upon completion of the assignment and/or transfer of such rights and obligations, the Assignee shall observe and perform the provisions and obligations applicable to the Assignor under the BOT Contract including the responsibility of developing and completing the Landmark Project and for

its operation during the Lease Term and in return the Assignor acknowledges that the Assignee shall be entitled to any and all the rights and benefits of the BOT Contract.

NOW, THEREFORE, the Parties have agreed as follows:

DEFINITIONS

In this Deed, capitalised terms used in this Deed and not otherwise defined shall have the meaning given to them in the BOT Contract, unless the context otherwise requires.

1 **ASSIGNMENT AND TRANSFER**

With effect from the Signing Date:

1.1 The Assignor hereby assigns, transfers and sets over to the Assignee, all of the Assignor's rights, titles, interests, obligations and liabilities in, to and under the BOT Contract, regarding the construction, development and operation of the Landmark Project on the Landmark Project Land. The Assignee hereby accepts such assignment, transfer and assumes all of the rights, titles, interests, obligations and liabilities of the Assignor in, to and under the BOT Contract and agrees to be bound by the provisions of the BOT Contract as if it had been named as a party therein in lieu of the Assignor.

1.2 MR hereby agrees to the assignment and transfer of all of the Assignor's rights, titles, interests, obligations and liabilities in, to and under the BOT Contract to the Assignee and releases and discharges the Assignor from all of its rights, titles, interests, obligations and liabilities under the BOT Contract as if the Assignee had been named as a party to the BOT Contract in lieu of the Assignor.

1.3 MR acknowledges to the Assignee that it has duly observed and performed and will continue to duly observe and perform all its obligations under the BOT Contract.

1.4 Except as expressly mentioned in this Deed, the terms and conditions of the BOT Contract are hereby confirmed and shall remain unchanged and be in full force and effect.

1.5 This Deed shall form an integral part of the BOT Contract.

2 **EFFECTIVE DATE**

This Deed shall take effect upon the Signing Date.

3 **NOTICES**

The provisions of Clause 15 of the BOT Contract shall apply to notices or other communications required under this Deed. The Assignee's address for service is:

Meeyahta Development Limited

Address : FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon.

Fax No.: 01246882

Phone No.: 01240363

4 **GOVERNING LAW AND DISPUTES**

4.1 This Deed shall be governed by, read and construed in all respects in accordance with the laws, rules and regulations of the Republic of the Union of Myanmar.

4.2 If any dispute, controversy, or claim should arise between the Parties regarding the interpretation or implementation of this Deed or any other agreement or document executed in connection with this Deed, the Parties shall first settle such dispute through negotiation to reach an amicable agreement between MR, the Assignor and the Assignee.

4.3 In the event such dispute cannot be settled amicably, it shall be referred to and settled by arbitration. The arbitration proceedings shall in all respects conform to the Myanmar Arbitration Law or any subsisting statutory modification thereof. The arbitration shall be conducted in the English language and held in Yangon, the Republic of the Union of Myanmar. Arbitration fees shall be borne by the Party or Parties against whom the award is made. The arbitral tribunal shall consist of three (3) arbitrators.

(Remainder of this page intentionally left blank)

EXECUTION PAGE

This Deed has been executed as a deed and delivered on the date stated at the beginning of this Deed.

The common seal of)
Myanma Railways)
of the Ministry of Transport and Communications)
was hereunto affixed in the presence of)

U Thurein Win, Managing Director ______________________________

The common seal of)
Meeyahta International Hotel Limited)
was hereunto affixed in the presence of)

Director ______________________________

Director ______________________________

The common seal of)
[Meeyahta Development Limited])
was hereunto affixed in the presence of)

Director ______________________________

Director ______________________________

DEED OF ASSIGNMENT AND TRANSFER

(2016 Master Land Lease No. 2 - Landmark Project)

This Deed of Assignment and Transfer of all legal rights and liabilities of Meeyahta International Hotel Limited ("**Deed**") in respect of the 2016 Master Land Lease No. 2 (Landmark Project) ("**Lease Agreement**") is made in Nay Pyi Taw, the Republic of the Union of Myanmar on 2016 ("**Signing Date**") between:

> **Meeyahta International Hotel Limited**, a limited company incorporated under the laws of the Republic of the Union of Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, which effective interest is held by Yoma Strategic Investments Ltd. ("**YSIL**") – 80% and First Myanmar Investment Co. Limited ("**FMI**") – 20%, ("**Assignor**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this Deed by U Theim Wai @ Mr Serge Pun;
>
> **Myanma Railways of the Ministry of Transport and Communications** of the Republic of the Union of Myanmar, an agency organised and existing under the laws of the Republic of the Union of Myanmar which is situated at Myanma Railways Head Office, Nay Pyi Taw ("**MR**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning), represented for the purpose of this Deed by U Thurein Win, Managing Director; and
>
> [**Meeyahta Development Limited**], a limited company incorporated under the laws of the Republic of the Union of Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, which effective interest will be held by YSIL – 48%, FMI – 12%, Mitsubishi Corporation & Mitsubishi Estate Co. Ltd – 30%, International Finance Corporation – 5% and Asian Development Bank – 5%, (the "**Assignee**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning); represented for the purpose of this Deed by U Theim Wai @ Mr Serge Pun,

(each a "**Party**" and together the "**Parties**")

WHEREAS MR and the Assignor have executed the Lease Agreement on 23 July 2016 in respect of the construction, development and operation of the Landmark Project on the Landmark Project Land;

WHEREAS an application has been submitted to the Myanmar Investment Commission ("**MIC**") on [date] for the incorporation of the Assignee to undertake the Landmark Project and pursuant to the MIC Permit granted on [date], the Assignee was duly incorporated on [date];

WHEREAS pursuant to Clause 1 (b) and (c) of the Lease Agreement, both MR and the Assignor agree that the Assignor shall assign and/or transfer all of its rights and obligations relating to the Landmark Project to the Assignee where upon completion of the assignment and/or transfer of such rights and obligations, the Assignee shall observe and perform the provisions and obligations applicable to the Assignor under the Lease Agreement including the responsibility of developing and completing the

Landmark Project and for its operation during the Lease Term and in return the Assignor acknowledges that the Assignee shall be entitled to any and all the rights and benefits of the Lease Agreement.

NOW, THEREFORE, the Parties have agreed as follows:

DEFINITIONS

In this Deed, capitalised terms used in this Deed and not otherwise defined shall have the meaning given to them in the Lease Agreement, unless the context otherwise requires.

1 **ASSIGNMENT AND TRANSFER**

With effect from the Signing Date:

1.1 The Assignor hereby assigns, transfers and sets over to the Assignee, all of the Assignor's rights, titles, interests, obligations and liabilities in, to and under the Lease Agreement, regarding the construction, development and operation of the Landmark Project on the Landmark Project Land. The Assignee hereby accepts such assignment, transfer and assumes all of the rights, titles, interests, obligations and liabilities of the Assignor in, to and under the Lease Agreement and agrees to be bound by the provisions of the Lease Agreement as if it had been named as a party therein in lieu of the Assignor.

1.2 MR hereby agrees to the assignment and transfer of all of the Assignor's rights, titles, interests, obligations and liabilities in, to and under the Lease Agreement to the Assignee and releases and discharges the Assignor from all of its rights, titles, interests, obligations and liabilities under the Lease Agreement as if the Assignee had been named as a party to the Lease Agreement in lieu of the Assignor.

1.3 MR acknowledges to the Assignee that it has duly observed and performed and will continue to duly observe and perform all its obligations under the Lease Agreement.

1.4 Except as expressly mentioned in this Deed, the terms and conditions of the Lease Agreement are hereby confirmed and shall remain unchanged and be in full force and effect.

1.5 This Deed shall form an integral part of the Lease Agreement.

2 **EFFECTIVE DATE**

This Deed shall take effect upon the Signing Date.

3 **NOTICES**

The provisions of Clause 15 of the Lease Agreement shall apply to notices or other communications required under this Deed. The Assignee's address for service is:

Meeyahta Development Limited

Address : FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon.

Fax No.: 01246882

Phone No.: 01240363

4 **GOVERNING LAW AND DISPUTES**

4.1 This Deed shall be governed by, read and construed in all respects in accordance with the laws, rules and regulations of the Republic of the Union of Myanmar.

4.2 If any dispute, controversy, or claim should arise between the Parties regarding the interpretation or implementation of this Deed or any other agreement or document executed in connection with this Deed, the Parties shall first settle such dispute through negotiation to reach an amicable agreement between MR, the Assignor and the Assignee.

4.3 In the event such dispute cannot be settled amicably, it shall be referred to and settled by arbitration. The arbitration proceedings shall in all respects conform to the Myanmar Arbitration Law or any subsisting statutory modification thereof. The arbitration shall be conducted in the English language and held in Yangon, the Republic of the Union of Myanmar. Arbitration fees shall be borne by the Party or Parties against whom the award is made. The arbitral tribunal shall consist of three (3) arbitrators.

(Remainder of this page intentionally left blank)

EXECUTION PAGE

This Deed has been executed as a deed and delivered on the date stated at the beginning of this Deed.

The common seal of)
Myanma Railways)
of the Ministry of Transport and Communications)
was hereunto affixed in the presence of)

U Thurein Win, Managing Director ____________________________

The common seal of)
Meeyahta International Hotel Limited)
was hereunto affixed in the presence of)

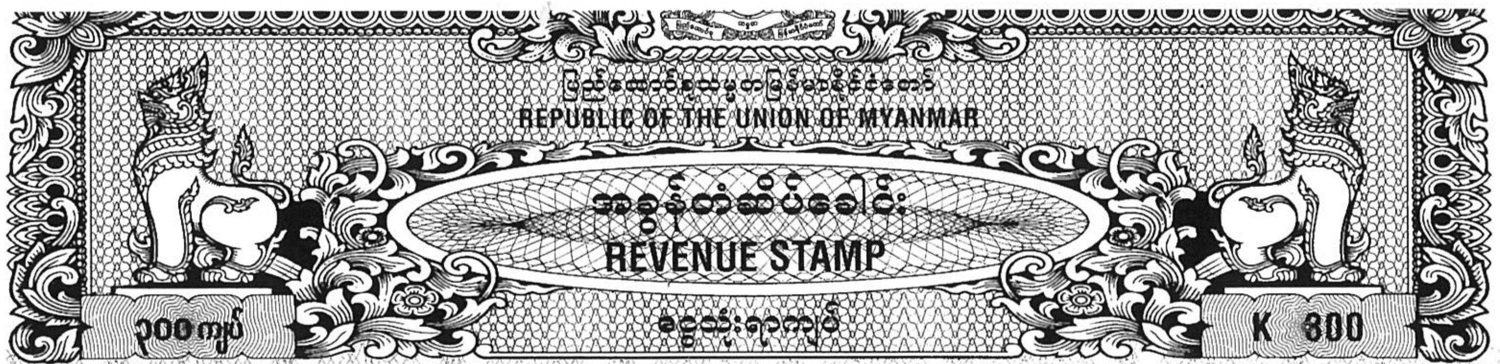
Director ____________________________

Director ____________________________

The common seal of)
[Meeyahta Development Limited])
was hereunto affixed in the presence of)

Director ____________________________

Director ____________________________



FRAMEWORK AGREEMENT

This FRAMEWORK AGREEMENT ("**Agreement**") is made in Nay Pyi Taw on 31 December 2015 between:

Myanma Railways of Ministry of Rail Transportation, the Republic of the Union of Myanmar (hereinafter referred to as "**MR**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning), represented for the purpose of this Agreement by U Thurein Win, Managing Director, of the one part;

Meeyahta International Hotel Limited, a limited company incorporated under the laws of the Republic of the Union of Myanmar, having an address of FMI Centre Level 10 and 11 Bogyoke Aung San Road, Pabedan Township, Yangon, (hereinafter referred to as "**MIHL**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning), represented for the purpose of this Agreement by U Theim Wai @ Mr Serge Pun, of the other part; and

Yangon Land Co. Limited, a limited company incorporated under the laws of the Republic of the Union of Myanmar, having an address of FMI Centre Level 10 and 11, Bogyoke Aung San Road, Pabedan Township, Yangon, (hereinafter referred to as "**YLC**" which expression shall be taken to mean and include its successors and permitted assigns except where the context requires another and different meaning), represented for the purpose of this Agreement by U Theim Wai @ Mr Serge Pun, of another part,

(each a "**Party**" and together the "**Parties**").

WHEREAS MR is the lessor and MIHL is the lessee in respect of the land located at 372 Bogyoke Aung San Road, Pabedan Township, Yangon ("**MIHL Land**") pursuant to a Build, Operate and Transfer Contract dated 14th August 1993 as amended by the Supplementary Agreement dated 9th January 1997 and the Lease Agreement dated 14th August 1993 as amended by the Supplementary Lease Agreement dated 9th January 1997.

WHEREAS MR is the lessor and YLC is the lessee in respect of the land located at 380 Bogyoke Aung San Road, Pabedan Township, Yangon ("**FMI Centre Land**") pursuant to a Land Lease Agreement dated 18th May 1995.

WHEREAS the Parties have acknowledged (1) the letter from the Myanmar Investment Commission ("**MIC**") dated 8th July 2014 (Ref: Yaka-6(ka)/ha-191/2014 (001-kha)) ("**MIC Letter No. 1**") setting out directions for the redevelopment of the MIHL Land; and (2) the letter from MIC dated 9th March

2015 (Ref: Yaka-9/1/2015 (00479)) ("**MIC Letter No. 2**") approving the extension of the lease of the MIHL Land pursuant to the Foreign Investment Law 2012 ("**FIL**") (copies of the aforesaid MIC Letter No. 1 and MIC Letter No. 2 are collectively annexed hereto as **Annex A**, which shall form an integral part of this Agreement).

WHEREAS the Parties agreed that this Agreement shall govern the rights and obligations of the Parties in relation to all key aspects of the MIHL Land and the FMI Centre Land.

NOW THEREFORE THE PARTIES HAVE AGREED as follows:-

1. MIHL wishes to complete the development of the MIHL Land and the FMI Centre Land and construct, develop and operate a mixed use property complex comprising of (a) a 5-star international hotel conserved and converted from the former Myanma Railways Headquarters building ("**International Hotel Project**") and (b) associated buildings and infrastructure including a business hotel & serviced apartments tower, a branded residential tower, two office towers, a retail podium and basement for car park and other common facilities (collectively "**Landmark Project**"), both as may be approved by Yangon City Development Committee ("**YCDC**") and the MIC.

2. The shareholders of MIHL i.e. Yoma Strategic Investments Limited ("**YSI**") and First Myanmar Investment Co. Limited ("**FMI**") intend to form a joint-venture company with a partner for the International Hotel Project ("**Hotel JV**"). In addition, MIHL having amalgamated the rights and interest of the lessees of the MIHL Land and the FMI Centre Land, intends to form another joint-venture company with other partners for the Landmark Project ("**Landmark JV**"). The aggregate investment value shall be in excess of US$ 500 million. As at the date of this Agreement, the partner for the International Hotel Project is The Hongkong and Shanghai Hotels, Limited ("**HSH**"). The effective interest in the Hotel JV will be held by HSH - 70%, YSI – 24% and FMI – 6%. The partners for the Landmark Project are Mitsubishi Corporation ("**MC**"), Mitsubishi Estate Co. Ltd ("**MEC**"), International Finance Corporation ("**IFC**") and Asian Development Bank ("**ADB**"). The effective interest in the Landmark JV will be held by YSI – 48%, MC & MEC – 30% collectively, FMI – 12%, IFC – 5% and ADB -5%. MR hereby consents to the MIC applications for the incorporation of these joint-venture companies and submission of detailed particulars in respect of each of the projects. Subject to approval by MIC, MR further consents to the sub-leasing of the International Hotel Project land and the Landmark Project land by MIHL to the respective joint-venture companies. In consideration, MIHL agrees to pay MR annual rent of US$ 18 per square metre of the aggregate net rentable area once the respective projects are completed. The estimated aggregate net rentable area is 165,212 square metres which represents a space efficiency of 72% out of a gross floor area of 228,823 square metres.

3. Once MIC approval is obtained and the respective joint-venture companies are incorporated, the Hotel JV and the Landmark JV shall provide a corporate guarantee for all of its obligations under the International Hotel Project and the Landmark Project respectively and provide relevant information relating to the track records of the various joint-venture partners to MR. In addition, the Hotel JV and the Landmark JV shall provide MR with a performance security amounting to 1% of the estimated aggregate investment sums under each of the respective projects. If necessary, in the event of a change of partners in the joint-venture companies, MR reserves the right to request for additional types of guarantees from the new partner in the applicable joint-venture company.

4. With regard to the MIHL Land, in accordance with the FIL and the MIC's directions in MIC Letter No. 2, MR hereby grants MIHL an extension of the MIHL Land lease for an initial period of 50 years commencing on 1st January 1998. The lease shall terminate at the end of the initial period of 50 years or upon the expiry of any period that will be extended by the MIC pursuant to the Foreign Investment Law 2012 or the foreign investment law for the time being in force.

5. With regard to the FMI Centre Land, MR agrees to YLC's request for the FMI Centre Land lease to be assigned to MIHL and MIHL shall forthwith be regarded as the lessee for the FMI Centre Land. In addition, subject to approval by the MIC, MR shall accept the extension of the FMI Centre Land lease for an initial period of 50 years commencing on 1st January 1998. The lease shall terminate at the end of the initial period of 50 years or upon the expiry of any period that will be extended by the MIC pursuant to the Foreign Investment Law 2012 or the foreign investment law for the time being in force.

6. In consideration for the extension of both the MIHL Land and the FMI Centre Land leases, MIHL shall pay MR a land use premium fee of US$ 9,000,000. The fee shall be paid in the following tranches:-

(a) the sum of US$ 3,600,000 within 28 days after the signing of the master lease agreements or supplementary master lease agreements as referred to in Clause 7 below;

(b) the sum of US$ 2,700,000 not later than 2 years thereafter; and

(c) the sum of US$ 2,700,000 not later than 1 year thereafter.

7. MIC approval for the International Hotel Project and the Landmark Project shall be obtained. MR and MIHL shall enter into the master lease agreements or supplementary master lease agreements as appropriate or necessary based on the terms agreed herein relating to the land utilised for each of the International Hotel Project and the Landmark Project including the payment obligations set out in Clause 11 (a) and (b) below within 3 months from date of signing of this Agreement which shall supersede all previous lease agreements in respect of the MIHL Land and FMI Centre Land leases.

8. MR shall appoint external consultants to advise on the restoration works and technical details for the International Hotel Project and the technical details for the Landmark Project in consultation with MIHL, the costs of such appointments shall be borne by MIHL and shall not, in any case, exceed US$ 200,000.

9. MIHL shall pay the sum amounting to 0.2% of the aggregate investment sums of both projects to MR being the costs of establishing a project assurance committee, for the assurance of the projects, in consultation with MIHL.

10. MIHL estimates that the International Hotel Project and the Landmark Project shall be completed within 48 months (and the International Hotel Project shall be completed 6 months prior to the completion of the Landmark Project) commencing from the date of receipt of all the construction permits from the relevant authorities provided that any further delay of the commencement of construction for the projects attributable to a force majeure event shall be awarded a likewise extension of the completion date. In the event that the International Hotel Project and the Landmark Project are not completed within the aforesaid 48 months or by a date as may be extended further by the MIC pursuant to Rule 60 of the FIL, MIHL shall pay MR a delay penalty

of 10% per annum of the annual lease rent which shall be paid together with the annual lease rent payable during the construction period for the projects as set out in Clause 11 below. In the event the International Hotel Project and the Landmark Project are not completed for more than 12 months from the expiry of the aforesaid 48 months or any date extended by the MIC pursuant to Rule 60 of the FIL, MIHL and MR shall discuss the implications including the rights of MR under this Agreement and the applicable master lease agreement in respect of the MIHL Land and the FMI Centre Land.

11. MIHL shall:-

(a) pay MR with regard to the MIHL Land lease and during the construction period for the projects, the annual lease rent of US$ 24 per square metre of land area of 37923 square metres and US$ 35,000 privilege fee per annum;

(b) pay MR with regard to the FMI Centre Land lease, the rent payable as set out in Clause 5 of the Land Lease Agreement dated 18th May 1995 which shall cease upon commencement of the demolition process for FMI Centre where MIHL shall then pay MR the annual lease rent of US$ 24 per square metre of land area of 1254 square metres during the construction period for the projects; and

(c) procure and keep in place an all risk insurance policy with regard to the former Myanma Railways Headquarters building during the construction period.

12. In addition, MR agrees that any payment currently paid by MIHL in respect of the 2% of the gross receipt or turnover of the Meeyahta International Hotel and any penalty thereof shall cease upon obtaining MIC approval for the incorporation of the Hotel JV.

13. The 5-star international hotel is expected to be opened officially on a date not later than 90 days after the completion of the International Hotel Project. In the event that the 5-star international hotel is not opened officially within 90 days after the completion of the International Hotel Project, MIHL shall pay MR a delay penalty of 10% per annum of the annual lease rent which shall be paid together with the annual lease rent under the master lease agreement in respect of the International Hotel Project.

14. In the event that MIHL fails to make payment of the annual lease rent and/or any applicable delay penalty stipulated in Clauses 11 and 13 above, MIHL shall be liable to pay a late payment penalty of 10% per annum on all outstanding sums due to MR under the applicable master lease agreement.

15. If a Party is or will be prevented from performing any of its obligations under this Agreement by a force majeure event, then it shall give notice to the other Party of the event or circumstances constituting the force majeure event and shall specify the obligations, the performance of which is or will be prevented. The notice shall be given within 14 days after the Party became aware, or should have become aware, of the relevant event or circumstance constituting the force majeure event. The Party shall, having given notice, be excused performance of such obligations for so long as such force majeure event prevents it from performing them. Each Party shall at all times use all reasonable endeavours to minimise any delay in the performance of the Agreement as a result of the force majeure event. A Party shall give notice to the other Party when it ceases to be affected by the force majeure event.

16. Each and every agreement, approval, consent, waiver, offer, acceptance, notice, demand or communication referred to in this Agreement or given or made under this Agreement shall be made in writing in English in order to be effective. Each document or communication to be delivered to any Party shall be sent to that Party at the address and marked for the attention of the person (if any), from time to time designated by that Party for the purpose of this Agreement. The initial addresses of the Parties are:

<u>Myanma Railways of Ministry of Rail Transportation</u>

Name:	Managing Director, Myanma Railways
Address:	Myanma Railways Head Office, Nay Pyi Taw Station, Nay Pyi Taw, Myanmar.

<u>Meeyahta International Hotel Limited</u>

Name:	U Theim Wai @ Mr Serge Pun
Address:	FMI Centre, Level 10 & 11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar.

<u>Yangon Land Co. Limited</u>

Name:	U Theim Wai @ Mr Serge Pun
Address:	FMI Centre, Level 10 & 11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar.

17. This Agreement shall come into effect from the date of signing of this Agreement and shall terminate upon signing of the master lease agreements within 3 months from the date of signing of this Agreement in accordance with Clause 7 above or any other date as may be mutually agreed between the Parties.

18. This Agreement shall not be annulled, amended or modified in any respect except by mutual consent in writing of the Parties.

19. This Agreement shall be governed by and construed in all respects in accordance with the laws of the Republic of the Union of Myanmar.

20. Any controversy or claim arising out of or relating to this Agreement or the interpretation or breach of it, including any variation or amendment thereof shall be settled by arbitration. The arbitration shall be conducted in the English language and held in Yangon, the Republic of the Union of Myanmar. The arbitration proceedings shall in all respects conform to the Myanmar Arbitration Act 1944 (Myanmar Act No. IV of 1944) or any subsisting statutory modification thereof. Arbitration fees shall be borne by the Party or Parties against whom the award is made.

21. All necessary and requisite approvals from relevant government authorities in The Republic of the Union of Myanmar for the performance and implementation of this Agreement are required to be obtained.

IN WITNESS whereof the Parties have hereto set their hands and seal the day and the year first above mentioned.

Signed by U Thurein Win
For and on behalf of **Myanma Railways of Ministry of Rail Transportation**

Date: 31 December 2015

In the presence of:

U Aung Myint Hlaing
General Manager (Commercial)
Myanma Railways

Signed by U Theim Wai @ Mr Serge Pun
For and on behalf of **Meeyahta International Hotel Limited**

Date: 31 December 2015

In the presence of:

U Tun Tun
Director, Meeyahta International Hotel Limited

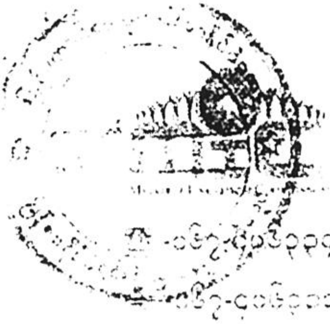
Signed by U Theim Wai @ Mr Serge Pun
For and on behalf of **Yangon Land Co. Limited**

Date: 31 December 2015

In the presence of:

U Tun Tun
Director, Yangon Land Co. Limited

ANNEX A



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
ရုံးအမှတ်(၃၂)၊ နေပြည်တော်

ဖုန်း -၀၆၇-၄၀၆၃၃၄၊ ၄၀၆၀၇၅
ဖက်စ်-၄၀၆၃၃၀

စာအမှတ် ရကမ-၆(က)/နှ-၁၃၁/၂၀၁၄ (၁၀၀၁-၁)
ရက်စွဲ ၂၀၁၄ ခုနှစ် ဇူလိုင်လ ၈ ရက်

အကြောင်းအရာ။ Meeyahta International Hotel Ltd. (MIHL) မှ **စီမံကိန်း သက်တမ်းတိုးမြှင့်၍ Redevelopment စီမံကိန်းလုပ်ငန်းများ ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြခြင်း ကိစ္စ**

ရည်ညွှန်းချက်။ First Myanmar Investment Co., Ltd. ၏ ၂၀၁၄ ခုနှစ် ဧပြီလ ၁ ရက် နေ့စွဲပါစာအမှတ် AC-02/2014/126/14

၁။ Meeyahta International Hotel Ltd. (MIHL) မှ ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကုန်မြို့ ဆူးလေ ဘုရားလမ်း နှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ မြန်မာ့မီးရထားပိုင် မြေဧရိယာ ၉.၃၇ ဧကအား ငှားရမ်း၍ ရင်းနှီးမြှုပ်နှံမှုဆောင်ရွက်ခဲ့သည့် အခြေအနေ၊ ဟိုတယ်လုပ်ငန်း ဆောင်ရွက်ရာတွင် ဖြစ်ပေါ်ခဲ့သည့်အခြေအနေနှင့် Meeyahta International Hotel Ltd. (MIHL) မှ စီမံကိန်းသက်တမ်းတိုးမြှင့်၍ အမေရိကန်ဒေါ်လာသန်း ၄၀၀ ကျော် ထပ်မံ ရင်းနှီးမြှုပ်နှံကာ Redevelopment စီမံကိန်းလုပ်ငန်း ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြလာသည့် အခြေအနေများနှင့် စပ်လျဉ်း၍ ၂၀၁၄ ခုနှစ် မေလ ၃၁ ရက်နေ့တွင် ရန်ကုန်မြို့၊ ဌာနဆိုင်ရာပူးပေါင်းလုပ်ငန်းအဖွဲ့ရုံး၌ ကျင်းပခဲ့သည့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင် အထူးအစည်းအဝေးမှ အောက်ပါအတိုင်း ဆုံးဖြတ်ခဲ့ပါသည်-

(က) (MIHL) ကုမ္ပဏီအနေဖြင့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ခွင့်ပြုမိန့်အမှတ် (၀၁၀/၉၃)၊ (၅-၈-၁၉၉၃) ဖြင့် ခွင့်ပြုပေးခဲ့သည့် စီမံကိန်းလုပ်ငန်းများအနက် ဆောင်ရွက်ရန်ကျန်ရှိနေသည့် မြန်မာ့မီးရထား (ရုံးဟောင်း) အား ရှေးမူမပျက်စေဘဲ ကြယ်ငါးပွင့်ဟိုတယ်အဖြစ် ပြင်ဆင်ဆောင်ရွက်သည့်လုပ်ငန်းကို စတင် အကောင်အထည်ဖော်ရန်၊

(ခ) အဆိုပါ လုပ်ငန်းစတင်အကောင်အထည်ဖော်သည့်အချိန်တွင် မြေငှားသက်တမ်းကို ဥပဒေနှင့်အညီ တိုးမြှင့်ရေးအတွက် တင်ပြဆောင်ရွက်ရန်၊

(ဂ) မြေငှားသက်တမ်း တိုးမြှင့်ခြင်းကို ကော်မရှင်၏ ခွင့်ပြုချက်ရရှိပြီးမှသာ Redevelopment စီမံကိန်းကို ဆက်လက်အကောင်အထည်ဖော်ရန်၊

Meeting Record

၂။ သို့ဖြစ်ပါ၍ ကော်မရှင် အစည်းအဝေးဆုံးဖြတ်ချက်အား သိရှိနိုင်ပါရန်နှင့် လိုက်နာဆောင်ရွက်နိုင်ပါရန် အကြောင်းကြား အပ်ပါသည်။

ဥက္ကဋ္ဌ (ကိုယ်စား)
(အောင်နိုင်ဦး အတွင်းရေးမှူး)

Meeyahta International Hotel Limited (MIHL)
အမှတ် - ၃၇၂၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း၊
ပန်းဘဲတန်းမြို့နယ်၊ ရန်ကုန်တိုင်းဒေသကြီး

First Myanmar Investment Co., Ltd.
အမှတ် - ၃၈၀၊ ဗိုလ်ချုပ်အောင်ဆန်းလမ်း၊
ပန်းဘဲတန်းမြို့နယ်၊ ရန်ကုန်တိုင်းဒေသကြီး

မိတ္တူကို
ရထားပို့ဆောင်ရေးဝန်ကြီးဌာန
ရုံးလက်ခံ/မျှောစာတွဲ



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အမှတ်(၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်၊ရန်ကုန်မြို့

တယ်လီဖုန်း ၀၁-၆၅၇၈၂၄
ဖက်(စ်) ၀၁-၆၅၇၈၂၄

စာအမှတ်၊ ရက-၉ / ၁ /၂၀၁၅(၈၄၇၉)
ရက်စွဲ ၊ ၂၀၁၅ ခုနှစ် မတ်လ ၉ ရက်

သို့

ပြည်ထောင်စုဝန်ကြီးရုံး
ရထားပို့ဆောင်ရေးဝန်ကြီးဌာန

အကြောင်းအရာ။ **မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ကြယ်ငါးပွင့်ဟိုတယ်အဖြစ် ပြင်ဆင်ဆောင်ရွက်လျက်ရှိကြောင်းနှင့် စီမံကိန်းမြေအသုံးပြုခွင့်ကာလကို နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု ဥပဒေနှင့်အညီ သက်တမ်းတိုးမြှင့်ခွင့်ပြုပေးပါရန်ကိစ္စ**

ရည် ညွှန်း ချက် ။ (၁) ရထားပို့ဆောင်ရေးဝန်ကြီးဌာန၏ ၂၀၁၄ ခုနှစ် နိုဝင်ဘာလ ၁၃ ရက်နေ့စွဲပါစာအမှတ ၊ ၁/၆၁(MIHL)/ ၂၀၁၄(၄၀၄၁)

(၂) MEEYAHTA INTERNATIONAL HOTEL LTD. (MIHL) ၏ ၂၀၁၄ ခုနှစ် ဒီဇင်ဘာလ ၁၉ ရက်နေ့စွဲပါစာအမှတ် AC-02/ 2001 (406/14)

၁။ ရထားပို့ဆောင်ရေးဝန်ကြီးဌာနမှ MEEYAHTA INTERNATIONAL HOTEL LTD. (MIHL) မှ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ကြယ်ငါးပွင့်ဟိုတယ်အဖြစ် ပြင်ဆင်ဆောင်ရွက်လျက်ရှိကြောင်းနှင့် စီမံကိန်းမြေအသုံးပြုခွင့်ကာလကို နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု ဥပဒေနှင့်အညီ သက်တမ်းတိုးမြှင့်ခွင့်ပြုပါရန် တင်ပြလာမှုအပေါ် ၂၀၁၄ ခုနှစ် ဒီဇင်ဘာလ ၁၂ ရက်နေ့တွင် ကျင်းပသည့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၂၈/၂၀၁၄) ကြိမ်မြောက် အစည်းအဝေး ဆုံးဖြတ်ချက်အရ MEEYAHTA INTERNATIONAL HOTEL LTD. (MIHL) မှ မြန်မာ့မီးရထားရုံးချုပ်ဟောင်း အဆောက်အဦအား ကြယ်ငါးပွင့်ဟိုတယ်အဖြစ် ပြင်ဆင်ဆောင်ရွက်နေမှု အား ကွင်းဆင်းစစ်ဆေးရန် ဆုံးဖြတ်ခဲ့ပါသည်။

၂။ အဆိုပါဆုံးဖြတ်ချက်အရ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်မှ မြေပြင်ကွင်းဆင်းစစ်ဆေးရေးအဖွဲ့ ဖွဲ့စည်း၍ ၂၀၁၄ ခုနှစ် ဒီဇင်ဘာလ ၃၁ ရက်နေ့တွင် ကွင်းဆင်းစစ်ဆေးခဲ့ပြီး စစ်ဆေးတွေ့ရှိချက်များအား ၂၀၁၅ ခုနှစ် ဖေဖော်ဝါရီလ ၂၇ ရက်နေ့တွင် ကျင်းပသည့် (၃/၂၀၁၅)ကြိမ်မြောက်ကော်မရှင်အစည်းအဝေးသို့တင်ပြခဲ့ရာအစည်းအဝေးမှ မြန်မာ့မီးရထား

ပိုင်မြေအား MEEYAHTA INTERNATIONAL HOTEL LTD. (MIHL) မှ BOT စနစ်ဖြင့် ငှားရမ်း၍ ကြယ်ငါးပွင့် ဟိုတယ်လုပ်ငန်း ဆောင်ရွက်နေခြင်းအား မြေပြင်ကွင်းဆင်း စစ်ဆေးခဲ့မှုအပေါ် သက်တမ်းတိုးမြှင့်ပေးရန် ကိစ္စအား ဆက်လက်ဆောင်ရွက်ပေးရန် ဆုံးဖြတ်ခဲ့ပါသည်။

၃။ သို့ဖြစ်ပါ၍ ကော်မရှင် အစည်းအဝေးဆုံးဖြတ်ချက်ကို သိရှိနိုင်ပါရန်နှင့် လိုအပ် သလို ဆက်လက်ဆောင်ရွက်နိုင်ပါရန် တင်ပြအပ်ပါသည်။

ဥက္ကဋ္ဌ(ကိုယ်စား)
(မြသူဇာ၊ တွဲဖက်အတွင်းရေးမှူး)

မိတ္တူကို

ဦးဆောင်ညွှန်ကြားရေးမှူး၊ မြန်မာ့မီးရထား
ကုမ္ပဏီရေးရာဌာနခွဲ၊ ရင်းနှီးမြှုပ်နှံမှုနှင့် ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာန
Meeyahta International Hotel Ltd.(MIHL)
ရုံးလက်ခံ၊ မျှောစာတွဲ

To:

The Director General
Directorate of Investment and Company Administration
The Government of the Republic of the Union of Myanmar
No. 1, Thitsar Road, Yankin Township, Yangon.



Date: 31th August 2016

Re: **Application to check availability of company name for foreign company registration**

1. I wish to submit an application to confirm the availability of the following company name:

   Name in English: Meeyahta Development Limited

   Name in Myanmar: မီးရထား ဒတ်ဘလော့မန့် လီမိတက်

   (*The proposed company name must be specified in both English & Myanmar*).

2. The contact details of the applicant are as listed below:

   Name: Hnin Wai Phyo

   Company: South Asia Consulting Co., Ltd.

   Address: 8th Floor, Unit 8D, Centrepoint Tower, No.65, Sule Pagoda Road,Yangon.

   Phone number: 95-9-248164

3. The business objectives and activities of the proposed foreign company are as listed below:

   (i) Commercial Office Towers
   (ii) Retail Centre
   (iii) Business Hotel
   (iv) Serviced Residences
   (v)
   (vi)
   (vii)
   (viii)

Signature of applicant:

Name: Bay Bayy

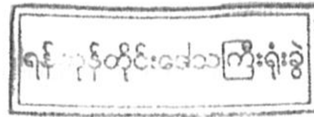
NRC (Myanmar) or Passport No. (and country) : 095016128

Moeyahta Int'l Hotel Ltd's

BoD [illegible]

[signature]
31.8.16

[signature]
31-8-2016
Thida Aung





မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေ

အစုရှယ်ယာများဖြင့် ပေးရန်တာဝန် ကန့်သတ်ထားသော အများနှင့် မသက်ဆိုင်သည့်ကုမ္ပဏီ

မီးရထား ဒတ်ဘာလော့မန့် လီမိတက်

၏

သင်းဖွဲ့မှတ်တမ်း

နှင့်

သင်းဖွဲ့စည်းမျဉ်းများ

❖❖❖❖

THE MYANMAR COMPANIES ACT

PRIVATE COMPANY LIMITED BY SHARES

Memoradum Of Association

AND

Articles Of Association

OF

MEEYAHTA DEVELOPMENT LIMITED

မြန်မာနိုင်ငံကုမ္ပဏီများ အက်ဥပဒေ

အစုရှယ်ယာများဖြင့် ပေးရန်တာဝန် ကန့်သတ်ထားသော အများနှင့် မသက်ဆိုင်သည့် ကုမ္ပဏီ

မီးရထား ဒတ်ဘာလော့မန့် လီမိတက်

၏

သင်းဖွဲ့စည်းမျဉ်းများ

****

၁။ ဤသင်းဖွဲ့စည်းမျဉ်းနှင့် လိုက်လျောညီထွေမဖြစ်သည့် စည်းမျဉ်းများမှအပ၊ မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေ နောက်ဆက်တွဲ ပထမဇယားပုံစံ "က" ပါ စည်းမျဉ်းများသည် ဤ ကုမ္ပဏီနှင့် သက်ဆိုင်စေရမည်။ မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေပုဒ်မ ၁၇ (၂) တွင် ဖော်ပြပါရှိသည့် မလိုက်နာ မနေရ စည်းမျဉ်းများသည် ဤကုမ္ပဏီနှင့် အစဉ်သဖြင့် သက်ဆိုင်စေရမည်။

အများနှင့် မသက်ဆိုင်သော ကုမ္ပဏီ

၂။ ဤကုမ္ပဏီသည် အများနှင့်မသက်ဆိုင်သည့်ကုမ္ပဏီဖြစ်၍ အောက်ပါသတ်မှတ်ချက်များသည် အကျိုးသက်ရောက်စေမည်။

(က)ဤကုမ္ပဏီသည် ခန့်အပ်ထားသော ဝန်ထမ်းများမှအပ၊ ဤကုမ္ပဏီ၏အစုရှင်အရေအတွက်ကို ငါးဆယ် အထိသာကန့်သတ်ထားသည်။

(ခ)ဤကုမ္ပဏီ၏ အစုရှယ်ယာ သို့မဟုတ် ဒီဘင်ချာ သို့မဟုတ် ဒီဘင်ချာစတော့(ခ်) တစ်ခုခုအတွက် ငွေထည့်ဝင်ရန် အများပြည်သူတို့အား ကမ်းလှမ်းခြင်းမပြုလုပ်ရန် တားမြစ်ထားသည်။

မ,တည် ရင်းနှီးငွေနှင့် အစုရှယ်ယာ

၃။ ကုမ္ပဏီ၏သတ်မှတ် မ,တည်ငွေရင်းမှာကျပ် USD 574,101,000 (အမေရိကန်ဒေါ်လာ ငါးရာ့ခုနစ်ဆယ့်လေးသန်း တစ်သိန်းတစ်ထောင် ကျပ်တိတိ) ဖြစ်၍ ငွေကျပ် USD 1.00/-(အမေရိကန်ဒေါ်လာ တစ်ဒေါ်လာတိတိ) တန် အစုရှယ်ယာပေါင်း (574101000) ခွဲထားပါသည်။ ကုမ္ပဏီ၏ ရင်းနှီးငွေကို ကုမ္ပဏီ၏ စည်းမျဉ်းများနှင့် လက်ရှိတရားဝင်တည်ဆဲ ဖြစ်နေသော တရားဥပဒေ အထွေထွေ ပြဋ္ဌာန်းချက်များ နှင့်အညီ သင်းလုံးကျွတ်အစည်းအဝေး၌ တိုးမြှင့်နိုင်ခွင့်၊ လျှော့ချနိုင်ခွင့်နှင့် ပြင်ဆင်နိုင်ခွင့် အာဏာ ရှိစေရမည်။

၄။ မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေပါ ပြဋ္ဌာန်းချက်များကို မထိခိုက်စေလျက် အစုရှယ်ယာများသည် ဒါရိုက်တာများ၏ ကြီးကြပ်ကွပ်ကဲမှု အောက်တွင် ရှိစေရသည်။ ၎င်းဒါရိုက်တာများသည် သင့်လျော်သော ပုဂ္ဂိုလ်များအား သတ်မှတ်ချက်အား အခြေအနေတစ်စုံတစ်ရာဖြင့် အစုရှယ်ယာများကို ခွဲဝေချထားခြင်း သို့မဟုတ် ထုခွဲရောင်းချခြင်း တို့ကို ဆောင်ရွက်နိုင်သည်။

၆။ ကုမ္ပဏီတည်ထောင်ရခြင်း၏ ရည်ရွယ်ချက်များ

၁။ နိုင်ငံတော်အစိုးရက ခွင့်ပြုထားသော အောက်ဖော်ပြပါ ဟိုတယ် တည်ဆောက်လုပ်ကိုင်ခြင်းနှင့် စပ်လျဉ်းသည့် လုပ်ငန်းများကို မိမိ တစ်ဦးတည်းဖြစ်စေ၊ မည်သည့် ပြည်တွင်း၊ ပြည်ပပုဂ္ဂိုလ်များနှင့် ဖက်စပ်၍ဖြစ်စေ လုပ်ကိုင်ဆောင်ရွက်ရန်။

(က) ခေတ်မီဖွံ့ဖြိုးတိုးတက်သော အဆောက်အဦးဆောက်လုပ်ခြင်း၊ စီမံခန့်ခွဲခြင်း နှင့် ငှားရမ်းခြင်း လုပ်ငန်းများ ပါဝင်သော အောက်ဖော်ပြပါ စီမံကိန်းများဆောင်ရွက်လုပ်ကိုင်မည်ဖြစ်သည်။

i. Retail Podium;
ii. Branded Residences (Tower 1);
iii. Business Hotel and Serviced Residences (Tower 2); and
iv. Office Towers (Towers 3 and 4)

(ခ) ထိရောက်သော ဒီဇိုင်းရေးဆွဲခြင်း၊အဆောက်အဦးဆောက်လုပ်ခြင်း၊စီမံခန့်ခွဲခြင်း၊နှင့် ထိန်းသိမ်းခြင်းများအတွက် အခြားလိုအပ်သောစီမံပြုလုပ်မှုများကိုလည်း အကောင်အထည်ဖော်ဆောင်ရွက်သွားမည်ဖြစ်ပါသည်။

၂။ ကုမ္ပဏီမှ သင့်တော်လျောက်ပတ်သည်ဟု ယူဆပါကကုမ္ပဏီ၏ စီးပွားရေးလုပ်ငန်းတွင် အကျိုးရှိစေရန်အတွက် မည်သည့်ပုဂ္ဂိုလ်၊ စီးပွားရေးအဖွဲ့အစည်း၊ ကုမ္ပဏီ၊ ဘဏ်၊ သို့မဟုတ်၊ ငွေကြေးအဖွဲ့အစည်းထံမဆို ငွေချေးယူရန်။

ခြွင်းချက် ။ ။ ကုမ္ပဏီသည် အထက်ဖော်ပြပါ ရည်ရွယ်ချက်များကို ပြည်ထောင်စုသမ္မတ မြန်မာနိုင်ငံတော် အတွင်း၌ဖြစ်စေ၊ အခြားမည်သည့်အရပ်ဒေသ၌ဖြစ်စေ၊ အချိန်ကာလအလိုက် တည်မြဲ နေသော တရားဥပဒေများ၊ အမိန့်ကြော်ငြာစာများ၊ အမိန့်များက ခွင့်ပြုထားသည့် လုပ်ငန်းများမှအပ အခြားလုပ်ငန်းများလုပ်ကိုင် ဆောင်ရွက်ခြင်းမပြုပါ။ ထို့အပြင် ပြည်ထောင်စု သမ္မတမြန်မာနိုင်ငံတော် အတွင်း၌ အချိန်ကာလအားလျော်စွာ တည်မြဲနေသည့် တရားဥပဒေပြဋ္ဌာန်းချက်များ၊ အမိန့်ကြော်ငြာစာများ၊ အမိန့်များနှင့်လျော်ညီ သင့်တော်ခြင်း သို့မဟုတ်၊ ခွင့်ပြုထားရှိခြင်းမှသာလျှင် လုပ်ငန်းများကို ဆောင်ရွက်မည်ဟု ခြွင်းချက်ထားရှိပါသည်။

အောက်တွင် အမည်၊ နိုင်ငံသား၊ နေရပ်နှင့် အကြောင်းအရာစုံလင်စွာပါသော ဇယားတွင် လက်မှတ်ရေးထိုးသူကျွန်ုပ်တို့ ကိုယ်စီကိုယ်ငှသည် ဤသင်းဖွဲ့မှတ်တမ်းအရ ကုမ္ပဏီတစ်ခုဖွဲ့စည်းရန် လိုလားသည့် အလျောက် ကျွန်ုပ်တို့၏ အမည်အသီးသီးနှင့် ယှဉ်တွဲ၍ပြထားသော အစုရှယ်ယာများကို ကုမ္ပဏီ၏ မတည် ရင်းနှီးငွေတွင် ထည့်ဝင်ရယူကြရန် သဘောတူကြပါသည်။

စဉ်	အစုထည့်ဝင်သူများ၏ အမည်၊ နေရပ်လိပ်စာနှင့် အလုပ်အကိုင်	နိုင်ငံသားနှင့် အမျိုးသား မှတ်ပုံတင်အမှတ်	ဝယ်ယူသော အစုရှယ်ယာ ဦးရေ	ထိုးမြဲလက်မှတ်
1	**Yoma Strategic Investments Ltd** 78 Shenton Way, #32-00 Singapore 079120 REG : 200410344H **REPRESENTED :** **U Theim Wai @ Mr.Serge Pun** Lot-2, Jasmine Garden, Pun Hlaing Golf Estate, Hlaing Tharyar Township, Yangon, Myanmar	**Incorporated in Singapore** Myanmar 12/MaGaTa(N)084053	**72000**	
2	**First Myanmar Investment Co., Limited** FMI Centre, Levels 10&11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar. REG: 159(1992-1993) **REPRESENTED :** **U Tun Tun** No-121, Ground Floor, 18th Street, 2nd ward, Latha Township, Yangon, Myanmar.	**Incorporated in Myanmar** Myanmar 12/LaThaNa(N) 000136	**18000**	
3	**MMJ Yangon Development Pte Limited** 6 Temasek Boulevard #29-00 Suntec Tower Four Singapore 038986. REG: 201630987H **REPRESENTED :** 1) **Mr. Hidetoshi Suzuki** Louis Maison #204, 4-9-41, Sakuragaoka, Setagaya-ku, Tokyo, Japan 2) **Mr. Yoshihiko Kikukawa** Hiroo Garden Forest #902, 4-1-27, Hiroo, Shibuya-ku, Tokyo, Japan.	**Incorporated in Singapore** Japanese PPNO. TR 5017948 Japanese PPNO. TH 9087973	**45000**	

ရန်ကုန် ။ နေ့စွဲ၊ ၂၀၁၆ ခုနှစ်၊ လ၊ ရက်။

အထက်ပါလက်မှတ်ရှင်များသည် ကျွန်ုပ်တို့၏ရှေ့မှောက်တွင် လက်မှတ်ရေးထိုးကြပါသည်။

အောက်တွင် အမည်၊ နိုင်ငံသား၊ နေရပ်နှင့် အကြောင်းအရာစုံလင်စွာပါသော ဇယားတွင် လက်မှတ်ရေးထိုးသူကျွန်ုပ်တို့ ကိုယ်စီကိုယ်ငှသည့် ဤသင်းဖွဲ့မှတ်တမ်းအရ ကုမ္ပဏီတစ်ခုဖွဲ့စည်းရန် လိုလားသည့် အလျောက် ကျွန်ုပ်တို့၏ အမည်အသီးသီးနှင့် ယှဉ်တွဲ၍ပြထားသော အစုရှယ်ယာများကို ကုမ္ပဏီ၏ မတည် ရင်းနှီးငွေတွင် ထည့်ဝင်ရယူကြရန် သဘောတူကြပါသည်။

စဉ်	အစုထည့်ဝင်သူများ၏ အမည်၊ နေရပ်လိပ်စာနှင့် အလုပ်အကိုင်	နိုင်ငံသားနှင့် အမျိုးသား မှတ်ပုံတင်အမှတ်	ဝယ်ယူသော အစုရှယ်ယာ ဦးရေ	ထိုးမြဲလက်မှတ်
4	**International Finance Corporation** No.57,Pyay Road, 6 ½ miles, Hlaing Township, Yangon ,Myanmar **REPRESENTED :** **Mr. Vikram Kumar** No. 57, Pyay Road, 6 ½ miles, Hlaing Township, Yangon, Myanmar.	**Established in the United States of America** United Nations PPNO. A669122	**7500**	
5	**Asian Development Bank** (6)ADB Avenue, Mandaluyong City,1550 Metro Manila, Philippines. **REPRESENTED :** **Mr . Woochung Um** 6 ADB Avenue, Mandaluyong City, 1550 Metro Manila, Philippines.	**Established in the Philippines** Korean PPNO. M60325125	**7500**	

ရန်ကုန် ။ နေ့စွဲ၊ ၂၀၁၆ ခုနှစ်၊ လ၊ ရက်။

အထက်ပါလက်မှတ်ရှင်များသည် ကျွန်ုပ်တို့၏ရှေ့မှောက်တွင် လက်မှတ်ရေးထိုးကြပါသည်။

မြန်မာနိုင်ငံကုမ္ပဏီများ အက်ဥပဒေ

အစုရှယ်ယာများဖြင့် ပေးရန်တာဝန် ကန့်သတ်ထားသော အများနှင့် မသက်ဆိုင်သည့် ကုမ္ပဏီ

မီးရထား ဒတ်ဘလော့မန့် လီမိတက်

၏

သင်းဖွဲ့မှတ်တမ်း

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၁။ ကုမ္ပဏီ၏ အမည်သည် **မီးရထား ဒတ်ဘလော့မန့် လီမိတက်** ဖြစ်ပါသည်။

၂။ ကုမ္ပဏီ၏ မှတ်ပုံတင်အလုပ်တိုက်သည် ပြည်ထောင်စု မြန်မာနိုင်ငံတော်အတွင်း တည်ရှိရမည်။

၃။ ကုမ္ပဏီ တည်ထောင်ရခြင်း၏ ရည်ရွယ်ချက်များမှာ တစ်ဖက်စာမျက်နှာပါအတိုင်း ဖြစ်ပါသည်။

၄။ အစုဝင်များ၏ ပေးရန်တာဝန်ကို ကန့်သတ်ထားသည်။

၅။ ကုမ္ပဏီ၏သတ်မှတ် မ,တည်ငွေရင်းမှာကျပ် USD 574,101,000 (အမေရိကန်ဒေါ်လာ ငါးရာ့ခုနစ်ဆယ့် လေးသန်း တစ်သိန်းတစ်ထောင် ကျပ်တိတိ) ဖြစ်၍ ငွေကျပ် USD 1.00/-(အမေရိကန်ဒေါ်လာ တစ်ဒေါ်လာ တိတိ) တန် အစုရှယ်ယာပေါင်း (574101000) ခွဲထားပါသည်။ ကုမ္ပဏီ၏ ရင်းနှီးငွေကို ကုမ္ပဏီ၏ စည်းမျဉ်းများနှင့် လက်ရှိတရားဝင်တည်ဆဲ ဖြစ်နေသော တရားဥပဒေ အထွေထွေ ပြဋ္ဌာန်းချက်များ နှင့်အညီ သင်းလုံးကျွတ်အစည်းအဝေး၌ တိုးမြှင့်နိုင်ခွင့်၊ လျှော့ချနိုင်ခွင့်နှင့် ပြင်ဆင်နိုင်ခွင့် အာဏာ ရှိစေရမည်။

၅။ အစုရှယ်ယာ လက်မှတ်များကို အထွေထွေမန်နေဂျာ သို့မဟုတ် ဒါရိုက်တာအဖွဲ့ကသတ်မှတ်သည့် အခြားပုဂ္ဂိုလ်များက လက်မှတ်ရေးထိုး၍ ကုမ္ပဏီ၏ တံဆိပ် ရိုက်နှိပ် ထုတ်ပေးရမည်။ အစုရှယ်ယာ လက်မှတ်သည် ပုံပန်းပျက်ခြင်း၊ ပျောက်ဆုံးခြင်း၊ သို့မဟုတ် ပျက်စီးခြင်းဖြစ်ပါက အဖိုးအခဖြင့် ပြန်လည်အသစ်ပြုလုပ်ပေးမှုကို သော်လည်းကောင်း၊ ဒါရိုက်တာများက သင့်လျော်သည်ဟု ယူဆသော အခြားသက်သေခံ အထောက်အထား တစ်စုံတစ်ရာကို တင်ပြစေ၍သော်လည်းကောင်းထုတ်ပေးနိုင်သည်။ ကွယ်လွန်သွားသော အစုရှယ်ယာရှင်တစ်ဦး၏ တရားဝင်ကိုယ်စားလှယ်ကို ဒါရိုက်တာ များကအသိအမှတ်ပြုပေးရမည်ဖြစ်သည်။

၆။ ဒါရိုက်တာများသည် အစုရှင်များက ၎င်းတို့၏ အစုရှယ်ယာများအတွက် မပေးသွင်းရသေးသော ငွေများကို အခါအားလျော်စွာတောင်းဆိုနိုင်သည်။ အစုရှင်တိုင်းကလည်း ၎င်းတို့ထံတောင်းဆိုသည့် အကြိမ်တိုင်းအတွက် ဒါရိုက်တာများက သတ်မှတ်သည့်အချိန်နှင့်နေရာတွင် ပေးသွင်းစေရန် တာဝန်ရှိစေရမည်။ ဆင့်ခေါ်မှုတစ်ခုအတွက်အရစ်ကျ ပေးသွင်းစေခြင်း၊ သို့မဟုတ် ပယ်ဖျက်ခြင်း သို့မဟုတ် ရွှေ့ဆိုင်းခြင်းတို့ကို ဒါရိုက်တာများက သတ်မှတ်နိုင်သည်။

ဒါရိုက်တာများ

၇။ သင်းလုံးကျွတ် အစည်းအဝေးက တစ်စုံတစ်ရာ သတ်မှတ်ပြဋ္ဌာန်းမှု မပြုလုပ်သဖြင့် ဒါရိုက်တာများ၏ အရေအတွက်သည် (၂) ဦးထက်မနည်း (၁၀) ဦးထက်မများစေရ။
ပထမဒါရိုက်တာများသည် –
(၁) U Theim Wai @ Mr. Serge Pun
(၂) U Tun Tun
(၃) Mr. Chi Yam Cyrus Pun
(၄) Mr. Chi Tung Melvyn Pun
(၅) Mr. Norman Siu Yong Ching JR
(၆) Mr. Hidetoshi Suzuki
(၇) Mr. Yoshihiko Kikukawa တို့ဖြစ်ကြပါသည်။

၈။ ဒါရိုက်တာများသည် ၎င်းတို့အနက်မှ တစ်ဦးကို မန်နေးဂျင်းဒါရိုက်တာ အဖြစ် အချိန်အခါအလိုက် သင့်လျော်သော သတ်မှတ်ချက်များ၊ ညဏ်ပူဇော်ခများဖြင့် ခန့်ထားရမည်ဖြစ်ပြီး အခါအားလျော်စွာ ဒါရိုက်တာအဖွဲ့က ပေးအပ်သော အာဏာများ အားလုံးကို ၎င်းကအသုံးပြုနိုင်သည်။

၉။ ဒါရိုက်တာတစ်ဦးဖြစ်မြောက်ရန် လိုအပ်သော အရည်အချင်းသည် ကုမ္ပဏီ၏ အစုရှယ်ယာ အနည်းဆုံး (–)စုကို ပိုင်ဆိုင်ခြင်းဖြစ်၍ ၎င်းသည် မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေပုဒ်မ ၈၅ ပါ ပြဋ္ဌာန်းချက်များကို လိုက်နာရန် တာဝန်ရှိသည်။

၁၀။ အစုရှယ်ယာများ လွှဲပြောင်းရန် တင်ပြချက်ကို မည်သည့် အကြောင်းပြချက်မျှ မပေးဘဲ ဒါရိုက်တာအဖွဲ့သည် ၎င်းတို့ပြည့်စုံ၍ ချုပ်ချယ်ခြင်းကင်းသော ဆင်ခြင်တွက်ဆမှုဖြင့် မှတ်ပုံတင်ရန် ငြင်းဆိုနိုင်သည်။

ဒါရိုက်တာများ၏ ဆောင်ရွက်ချက်များ

၁၁။ ဒါရိုက်တာများသည် ၎င်းတို့ သင့်လျော်သည် ထင်မြင်သည့်အတိုင်း လုပ်ငန်းဆောင်ရွက်ရန် တွေ့ဆုံ ဆွေးနွေးခြင်း၊ အစည်းအဝေး ရွှေ့ဆိုင်းခြင်း၊ အချိန်မှန်စည်းဝေးခြင်း၊ အစည်းအဝေးအထမြောက်ရန် အနည်းဆုံး ဒါရိုက်တာဦးရေသတ်မှတ်ခြင်းတို့ကို ဆောင်ရွက်နိုင်သည်။ ယင်းသို့ မသတ်မှတ်ပါက ဒါရိုက်တာနှစ်ဦးတက်ရောက်လျှင် အစည်းအဝေးထမြောက်ရမည်။ အစည်းအဝေးတွင် မည်သည့်ပြဿနာမဆို ပေါ်ပေါက်ပါက မန်နေးဂျင်းဒါရိုက်တာ၏ အဆုံးအဖြတ်သည်အတည်ဖြစ်ရမည်။ မည်သည့် ကိစ္စများကိုမဆို မဲခွဲဆုံးဖြတ်ရာတွင် မဲအရေအတွက် တူနေပါက သဘာပတိသည် ဒုတိယမဲ သို့မဟုတ် အနိုင်မဲကို ပေးနိုင်သည်။

၁၂။ ဒါရိုက်တာများ၏ အစည်းအဝေးကို မည်သည့်ဒါရိုက်တာကမဆို အချိန်မရွေး ခေါ်နိုင်သည်။

၁၃။ ဒါရိုက်တာအားလုံးက လက်မှတ်ရေးထိုးထားသော ရေးသားထားသည့်ဆုံးဖြတ်ချက်တစ်ရပ်သည် နည်းလမ်းတကျ ခေါ်ယူကျင်းပသော အစည်းအဝေးက အတည်ပြုသည့် ဆုံးဖြတ်ချက်ကဲ့သို့ပင် ကိစ္စအားလုံး အတွက် အကျိုးသက်ရောက်စေရမည်။

ဒါရိုက်တာများ၏ လုပ်ပိုင်ခွင့်နှင့်တာဝန်များ

၁၄။ မြန်မာနိုင်ငံ ကုမ္ပဏီများအက်ဥပဒေ နောက်ဆက်တွဲဇယားပုံစံ (က)ပါ စည်းမျဉ်းအပိုဒ် ၇၁ တွင် ပေးအပ်ထားသော အထွေထွေ အာဏာများကို မထိခိုက်စေဘဲဒါရိုက်တာများသည် အောက်ဖော်ပြပါ အာဏာများ ရှိရမည်ဟု အတိအလင်း ထုတ်ဖော်ကြေညာသည်။ အာဏာဆိုသည်မှာ –

(၁) ဒါရိုက်တာများက သင့်လျော်သည်ဟုယူဆသော တန်ဖိုးနှင့်စည်းကမ်းများ၊ အခြေအနေများ သတ်မှတ်၍ ကုမ္ပဏီကရယူရန်အာဏာရှိသည့် မည်သည့်ပစ္စည်း၊ အခွင့်အရေးများ၊ အခွင့်အလမ်းများကိုမဆိုဝယ်ယူရန် သို့မဟုတ် အခြားနည်းလမ်းများဖြင့် ရယူပိုင်ဆိုင်ရန်အပြင် ကုမ္ပဏီကပိုင်ဆိုင်ခွင့်ရှိသောမည်သည့်ပစ္စည်း၊ အခွင့်အရေးများ၊ အခွင့်အလမ်းများကိုမဆို သင့်တော်သောစည်းကမ်းချက်များ သတ်မှတ်၍ရောင်းချခြင်း၊ အငှားချခြင်း၊ စွန့်လွှတ်ခြင်း၊ သို့မဟုတ် အခြားနည်းလမ်းများဖြင့် ဆောင်ရွက်ခြင်းတို့ကို ပြုလုပ်ရန်။

(၂) သင့်လျော်သောစည်းကမ်းသတ်မှတ်ချက်များဖြင့်ငွေကြေးများကိုချေးငှားရန် သို့မဟုတ်အဆိုပါချေးငှား သော ငွေကြေးများကို ပြန်လည်ပေးဆပ်ရန်အတွက် အာမခံများထားရှိရန်အပြင်၊ အထူးသဖြင့် ဤကုမ္ပဏီ၏ ဒီဘင်ချာများ၊ ဒီဘင်ချာစတော့(ခ်)များ၊ ခေါ်ယူခြင်းမပြုရသေးသော ရင်းနှီးငွေများအပါအဝင် ယခုလက်ရှိနှင့် နောင်ရှိမည့် ပစ္စည်းများအားလုံး သို့မဟုတ် တစ်စိတ်တစ်ဒေသကို အပေါင်ပြု၍ ထုတ်ဝေရန်။

(၃) ဤကုမ္ပဏီက ရယူထားသော အခွင့်အရေးများ သို့မဟုတ် ဝန်ဆောင်မှုများအတွက် အားလုံး သို့မဟုတ် တစ်စိတ်တစ်ဒေသကို ငွေကြေးအားဖြင့် ပေးချေရန်၊ သို့မဟုတ် အစုရှယ်ယာများ၊ ငွေချေးစာချုပ်များ၊ ဒီဘင်ချာများ သို့မဟုတ် ဤကုမ္ပဏီ၏အခြားသော အာမခံစာချုပ်များကို ထုတ်ပေးရန်၊ ထို့အပြင် အဆိုပါ အစုရှယ်ယာများ ထုတ်ပေးရာ၌ ငွေအပြည့် ပေးသွင်းပြီးသော အစုရှယ်ယာအနေဖြင့် သော်လည်းကောင်း၊ တစ်စိတ်တစ်ဒေသ ပေးသွင်းပြီးသော အစုရှယ်ယာများ အနေဖြင့်သော်လည်းကောင်း သဘောတူညီသကဲ့သို့ ထုတ်ဝေပေးရန်နှင့် အဆိုပါ ငွေချေးစာချုပ်များ၊ ဒီဘင်ချာများ သို့မဟုတ် ကုမ္ပဏီ၏ အခြားသော အာမခံစာချုပ်များဖြင့် ထုတ်ဝေပေးရာ၌ ခေါ်ဆိုခြင်း မပြုရသေးသော ရင်းနှီးငွေများ အပါအဝင် ဤကုမ္ပဏီ၏ ပစ္စည်းအားလုံး သို့မဟုတ် တစ်စိတ်တစ်ဒေသကို အပေါင်ပြု၍ဖြစ်စေ၊ ထိုကဲ့သို့မဟုတ်ဘဲဖြစ်စေ ထုတ်ပေးရန်။

(၄) ဤကုမ္ပဏီနှင့် ပြုလုပ်ထားသော ကန်ထရိုက်စာချုပ်များ၊ တာဝန်ယူထားသည့်လုပ်ငန်းများ ပြီးစီးအောင် ဆောင်ရွက်စေခြင်း အလို့ငှာခေါ်ယူခြင်း မပြုရသေးသော ရင်းနှီးငွေများ အပါအဝင် ဤကုမ္ပဏီ၏ ပစ္စည်းရပ်များ အားလုံး သို့မဟုတ် တစ်စိတ်တစ်ဒေသကို ပေါင်နှံ၍ သော်လည်းကောင်း၊ အပေါင်ပြု၍ သော်လည်းကောင်း သို့မဟုတ် အစုရှယ်ယာများအတွက် ငွေများ တောင်းခံခေါ်ယူ၍ သော်လည်းကောင်း ခွင့်ပြုရန် သို့မဟုတ် သင့်လျော်သည့်အတိုင်း ဆောင်ရွက်ရန်။

(၅) မန်နေဂျာများ၊ အတွင်းရေးမှူးများ၊ အရာရှိများ၊ စာရေးများ၊ ကိုယ်စားလှယ်များနှင့် ဝန်ထမ်းများကိုအမြဲတမ်း၊ ယာယီ သို့မဟုတ် အထူးကိစ္စရပ်များအတွက်ခန့်ထားခြင်း၊ ရပ်စဲခြင်း၊ ဆိုင်းငံ့ခြင်းများအတွက်လည်းကောင်း အဆိုပါ ပုဂ္ဂိုလ်တို့၏တာဝန်များ၊ အာဏာများ၊ လစာငွေများ၊ အခြားငွေကြေးများကို သတ်မှတ်ရာ၌လည်းကောင်း၊ အာမခံပစ္စည်းများ တောင်းခံရာ၌လည်းကောင်း သင့်လျော်သလိုဆောင်ရွက်ရန်၊ ထို့အပြင် အဆိုပါကိစ္စရပ်များအတွက် ကုမ္ပဏီ၏ မည်သည့်အရာရှိကိုမဆို ကိစ္စရပ်အားလုံးကို ဖြစ်စေ၊ တစ်စိတ်တစ်ဒေသကိုဖြစ်စေ ဒါရိုက်တာများ၏ကိုယ်စား ဆောင်ရွက်နိုင်ရေးအတွက် တာဝန်လွှဲအပ်ရန်။

(၆) ဤကုမ္ပဏီ၏ ဒါရိုက်တာတစ်ဦးအား ဒါရိုက်တာရာထူးနှင့် တွဲဖက်၍ မန်နေဂျင်း ဒါရိုက်တာ၊ အထွေထွေ မန်နေဂျာ၊ အတွင်းရေးမှူး သို့မဟုတ် ဌာနခွဲ မန်နေဂျာအဖြစ် ခန့်ထားရန်။

(၇) မည်သည့် အစုရှင်ထံမှမဆို ၎င်းတို့၏ အစုရှယ်ယာများအားလုံးကို ဖြစ်စေ၊ အချို့အဝက်ကိုဖြစ်စေ စွန့်လွှတ်ခြင်းအား သဘောတူညီသောစည်းကမ်းများဖြင့် လက်ခံရန်။

(၈) ဤကုမ္ပဏီက ပိုင်ဆိုင်သော သို့မဟုတ် ပိုင်ဆိုင်ခွင့်ရှိသော သို့မဟုတ် အခြားအကြောင်းများကြောင့်ဖြစ်သော မည်သည့် ပစ္စည်းကိုမဆို ကုမ္ပဏီ၏ကိုယ်စား လက်ခံထိန်းသိမ်းထားရန်အတွက် မည်သည့်ပုဂ္ဂိုလ် သို့မဟုတ် ပုဂ္ဂိုလ်များကိုမဆို ခန့်ထားရန်နှင့် အဆိုပါ ယုံမှတ် အပ်နှံခြင်းများနှင့် ပတ်သက်၍ လိုအပ်သော စာချုပ်စာတမ်းများ ချုပ်ဆို ပြုလုပ်ရန်။

(၉) ဤကုမ္ပဏီ၏ အရေးအရာများနှင့် စပ်လျဉ်း၍ ဤကုမ္ပဏီက ပြုလုပ်သော သို့မဟုတ် ဤကုမ္ပဏီအပေါ် သို့မဟုတ် ဤကုမ္ပဏီ၏ အရာရှိများအပေါ် ပြုလုပ်သော တရားဥပဒေအရ စွဲဆို ဆောင်ရွက်မှုများကို တရားစွဲဆို၊ အရေးယူ၊ ခုခံကာကွယ်ရန် သို့မဟုတ် ခွင့်လွှတ်ရန်၊ ထို့အပြင် ဤကုမ္ပဏီက ရရန်ရှိသော ကြွေးမြီများနှင့် ဤကုမ္ပဏီအပေါ် တောင်းခံသော ကြွေးမြီများနှင့်ပတ်သက်၍ ပေးဆပ်ရန် အချိန်ကာလ ရွှေ့ဆိုင်းခွင့်ပြုခြင်း သို့မဟုတ် နှစ်ဦးနှစ်ဖက် သဘောတူ ကျေအေးခြင်းများ ပြုလုပ်ရန်။

(၁၀) ဤကုမ္ပဏီက ပေးရန်ရှိသော သို့မဟုတ် ရရန်ရှိသော ငွေတောင်းခံခြင်းများကို ဖြန်ဖြေရေး ခုံသမာဓိထံသို့ ဖြေရှင်းရန်အတွက် အပ်နှံရန်အပြင် ဖြန်ဖြေရေး ခုံသမာဓိ၏ ဆုံးဖြတ်ချက်အတိုင်း လိုက်နာဆောင်ရွက်ရန်။

(၁၁) ဤကုမ္ပဏီက ရရန်ရှိသောတောင်းဆိုချက်၊ တောင်းခံချက်များနှင့် ကုမ္ပဏီသို့ပေးရန်ရှိသော ငွေကြေးများအတွက် ပြေစာများ ပြုလုပ် ထုတ်ပေးခြင်း၊ လျှော်ပစ်ခြင်းနှင့် အခြားသောနည်းဖြင့်စွန့်လွှတ်ခြင်းများကို ပြုလုပ်ရန်။

(၁၂) လူမွဲစာရင်းခံရခြင်း၊ ကြွေးမြီး မဆပ်နိုင်ခြင်း ကိစ္စများနှင့် ပတ်သက်၍ ကုမ္ပဏီ၏ကိုယ်စား ဆောင်ရွက်ရန်။

(၁၃) ငွေလွှဲစာတမ်းများ၊ ချက်လက်မှတ်များ၊ ဝန်ခံကတိစာချုပ်များ၊ ထပ်ဆင့် လက်မှတ်ရေးထိုးခြင်းများ၊ လျှော်ပစ်ခြင်းများ၊ ကန်ထရိုက် စာချုပ်များနှင့်စာရွက်စာတမ်းများကို ကုမ္ပဏီ၏ကိုယ်စား မည်သူက လက်မှတ် ရေးထိုးခွင့်ရှိသည်ကို စိစစ်သတ်မှတ်ရန်။

(၁၄) ဒါရိုက်တာများက သင့်လျော်သည်ဟု ယူဆပါက သင့်လျော် လျောက်ပတ်သောနည်းလမ်းများဖြင့် လတ်တလော အသုံးပြုရန် မလိုသေးသော ကုမ္ပဏီပိုင် ငွေများကို အာမခံပစ္စည်း ပါသည်ဖြစ်စေ၊ မပါသည်ဖြစ်စေ ရင်းနှီးမြှုပ်နှံထားရန်နှင့် စီမံခန့်ခွဲထားရန်။ ထို့အပြင် အချိန်ကာလအားလျော်စွာ မြှုပ်နှံထားသောငွေကို ပြန်လည်ရယူရန်နှင့် ပြင်ဆင်ပြောင်းလွဲရန်။

(၁၅) ဤကုမ္ပဏီ၏ အကျိုးအတွက် ငွေကြေး စိုက်ထုတ် ကုန်ကျခံထားသော ဒါရိုက်တာ သို့မဟုတ် အခြား ပုဂ္ဂိုလ်များက ကုမ္ပဏီ၏ (လက်ရှိနှင့် နောင်တွင်ရှိမည့်) ပစ္စည်းများကို ဤကုမ္ပဏီ၏ အမည်ဖြင့်ဖြစ်စေ၊ ဤကုမ္ပဏီ၏ ကိုယ်စားဖြစ်စေ ပေါင်နှံခြင်းကို သင့်လျော်သည်ဟု ယူဆပါက ဆောင်ရွက်ခွင့်ပြုရန်။ အဆိုပါ ပေါင်နှံခြင်းဆိုရာ၌ ရောင်းချနိုင်သည့် အာဏာနှင့် အခြားသော သဘောတူညီထားသည့် တရားဝင်သဘော တူညီချက်များနှင့် ဥပဒေပြဋ္ဌာန်းချက်များပါ ပါဝင်သည်။

(၁၆) ဤကုမ္ပဏီကခန့်အပ်ထားသော မည်သည့်အရာရှိသို့မဟုတ် ပုဂ္ဂိုလ်ကိုမဆို အတိအကျဆောင်ရွက်ခဲ့သည့်လုပ်ငန်း သို့မဟုတ် ဆောင်ရွက်မှုတစ်ခုအတွက် ရရှိသော အမြတ်ငွေမှ ကော်မရှင်ပေးခြင်း သို့မဟုတ် ကုမ္ပဏီ၏ အထွေထွေ အမြတ်အစွန်းမှ ခွဲဝေပေး ခြင်းများ ပြုလုပ်ရန်နှင့် အဆိုပါကော်မရှင်များ၊ အမြတ်များခွဲဝေပေးခြင်း စသည်တို့ကို ဤကုမ္ပဏီ၏လုပ်ငန်းကုန်ကျစရိတ် တစ်စိတ်တစ်ဒေသအဖြစ် သတ်မှန်ရန်။

(၁၇) ဤကုမ္ပဏီ၏လုပ်ငန်းများ၊ အရာရှိများ ဝန်ထမ်းများနှင့် အစုရှင်များအတွက် ထုတ်ပြန်ထားသော စည်းမျဉ်းများ၊ စည်းကမ်းချက်များ၊ စည်းကမ်းဥပဒေများကို အခါအားလျော်စွာ သတ်မှတ်ခြင်း၊ ပြင်ဆင်ခြင်း၊ ဖြည့်စွက်ခြင်းများ ဆောင်ရွက်ရန်။

(၁၈) ဤကုမ္ပဏီ၏လုပ်ငန်းအတွက် ဤကုမ္ပဏီ၏အမည်ဖြင့်ဖြစ်စေ၊ ဤကုမ္ပဏီ၏ကိုယ်စားဖြစ်စေ လိုအပ်သည်ဟု ယူဆလျှင် ညှိနှိုင်းဆွေးနွေးခြင်းနှင့် ကန်ထရိုက်စာချုပ် ချုပ်ဆိုခြင်းများကို ပြုလုပ်ရန်၊ ဖျက်သိမ်းရန်နှင့် ပြင်ဆင်ရန် အပြင် အဆိုပါ ဆောင်ရွက်ချက် စာချုပ်များနှင့် ကိစ္စရပ်များကိုလည်းကောင်း ၎င်းတို့နှင့် စပ်လျဉ်းသော ကိစ္စရပ်များကို လည်းကောင်း လုပ်ကိုင်ဆောင်ရွက်ရန်။

(၁၉) ဒါရိုက်တာများက သင့်လျော်လျောက်ပတ်သည်ဟု ယူဆပါက ကုမ္ပဏီ၏ စီးပွားရေးလုပ်ငန်းတွင် အကျိုးရှိစေရန်အတွက် မည်သည့် ပြည်တွင်းပြည်ပ ပုဂ္ဂိုလ်၊ စီးပွားရေး အဖွဲ့အစည်း၊ ကုမ္ပဏီ သို့မဟုတ် ဘဏ် သို့မဟုတ် ငွေကြေးအဖွဲ့အစည်းထံမှ မဆို ငွေချေးယူရန်။

အထွေထွေအစည်းအဝေးကြီးများ

၁၅။ ကုမ္ပဏီကိုဥပဒေအရ ဖွဲ့စည်းတည်ထောင်ပြီးသည့်နေ့မှ တစ်ဆယ့်ရှစ်လအတွင်း အထွေထွေသင်းလုံးကျွတ် အစည်းအဝေးကြီးကိုကျင်းပရမည်။ ထို့နောက် ဒါရိုက်တာအဖွဲ့က သတ်မှတ်ပေးသည့် အချိန်နှင့် နေရာများတွင် ပြက္ခဒိန်နှစ်တစ်နှစ်လျှင် အနည်းဆုံးတစ်ကြိမ် (နောက်ဆုံးကျင်းပသည့် အထွေထွေအစည်းအဝေးကြီးနှင့် တစ်ဆယ့်ငါးလထက်မပိုသည့်အချိန်၌) ကျင်းပရမည်။ သင်းလုံးကျွတ် အစည်းအဝေးစတင်၍ လုပ်ငန်းအတွက် ဆွေးနွေးချိန်တွင် အစည်းအဝေးအထမြောက်ရန် သတ်မှတ်သည့် အစုရှင်အရေအတွက် မတက်ရောက်သော မည်သည့်သင်းလုံးကျွတ် အစည်းအဝေးတွင်မဆို လုပ်ငန်းနှင့် ပတ်သက်၍ ဆုံးဖြတ်ဆောင်ရွက်ခြင်းမပြုရ။ ဤတွင်အခြားနည်း သတ်မှတ်ပြဋ္ဌာန်းခြင်းမရှိလျှင် ထုတ်ဝေထားသည့် မှတည် ရင်းနှီးငွေ အစုရှယ်ယာများ၏ ငါးဆယ်ရာခိုင်နှုန်းထက်မနည်း ပိုင်ဆိုင်ကြသည့် (နှစ်ဦးထက်မနည်းသော) အစုရှင်များ ကိုယ်တိုင်တက်ရောက်လျှင် လုပ်ငန်းကိစ္စအားလုံး ဆောင်ရွက်ရန်အတွက် အစည်းအဝေးအထမြောက်သည့်ဦးရေ ဖြစ်သည်။ အကယ်၍ ကုမ္ပဏီတွင်အစုရှင်အရေအတွက် နှစ်ဦးတည်းသာရှိသည့် ကိစ္စတွင်မူ ထိုနှစ်ဦးတည်းသည်ပင်လျှင် အစည်းအဝေး အထမြောက်ရန် သတ်မှတ်သည့် အရေအတွက်ဖြစ်စေရမည်။

အမြတ်ဝေစုများ

၁၆။ သင်းလုံးကျွတ်အစည်းအဝေးတွင် ဤကုမ္ပဏီ၏ အစုရှင်များအား ခွဲဝေပေးမည့် အမြတ်ဝေစုကို ကြေညာရမည်။ သို့ရာတွင် အမြတ်ဝေစုသည် ဒါရိုက်တာများက ထောက်ခံသော ငွေပမာဏထက် မကျော်လွန်စေရ။ သက်ဆိုင်ရာနှစ်၏ အမြတ်ပမာဏ သို့မဟုတ် အခြားမခွဲဝေရသေးသည့် အမြတ်ပမာဏမှအပ အမြတ်ဝေစုကို ခွဲဝေမပေးရ။

ရုံးဝန်ထမ်းများ

၁၇။ ကုမ္ပဏီသည် လုပ်ငန်းရုံးတစ်ခုကို ဖွင့်လှစ်၍ ဆောင်ရွက်မည်ဖြစ်ပြီး အရည်အချင်း ပြည့်မီသူပုဂ္ဂိုလ်တစ်ဦးအား အထွေထွေမန်နေဂျာအဖြစ် ခန့်အပ်ရန်နှင့် အခြားအရည်အချင်း ပြည့်မီသူများအား ရုံးဝန်ထမ်းများအဖြစ် ခန့်အပ်မည်ဖြစ်သည်။ လစာ၊ ခရီးသွားလာစရိတ်နှင့် အခြားအသုံးစရိတ်များကဲ့သို့သော ဥာဏ်ပူဇော်ခများနှင့် အခကြေးငွေများကို ဒါရိုက်တာအဖွဲ့က သတ်မှတ်မည်ဖြစ်ပြီး ၎င်းသတ်မှတ်ချက်များကို သင်းလုံးကျွတ် အစည်းအဝေးက အတည်ပြုရမည်။ အထွေထွေမန်နေဂျာသည် လုပ်ငန်းရုံး၏ ထိရောက်စွာလုပ်ငန်း လည်ပတ်မှုအားလုံးအတွက် တာဝန်ရှိစေရမည်ဖြစ်ပြီး မန်နေဂျင်း ဒါရိုက်တာအားတာဝန်ခံ၍ ဆောင်ရွက်ရမည်။

ငွေစာရင်းများ

၁၈။ ဒါရိုက်တာများသည် သင့်လျော်သည့် ငွေစာရင်းစာအုပ်များကို အောက်ဖော်ပြပါ သတ်မှတ်ချက်များနှင့်အညီ ထားသိုထိန်းသိမ်း ဆောင်ရွက်ရမည်။

(၁) ကုမ္ပဏီ၏ ရငွေ၊ သုံးငွေများ၏ ပမာဏနှင့် ၎င်းရငွေ၊ သုံးငွေများ ဖြစ်ပေါ်ခြင်းနှင့် စပ်လျဉ်းသည့် အကြောင်းကိစ္စများ။

(၂) ကုမ္ပဏီ၏ ကုန်ပစ္စည်းများ ရောင်းချခြင်းနှင့် ဝယ်ယူခြင်းများ။

(၃) ဤကုမ္ပဏီ၏ ရရန်ပိုင်ခွင့်နှင့် ပေးရန်တာဝန်များ။

၁၉။ ငွေစာရင်းစာအုပ်အားလုံးကို ဤကုမ္ပဏီ၏ မှတ်ပုံတင်ထားသော လုပ်ငန်းရုံး သို့မဟုတ် ဒါရိုက်တာများက သင့်လျော်သည်ဟု ထင်မြင်ယူဆသော အခြားနေရာတွင် သိမ်းဆည်းထားရမည်ဖြစ်ပြီး၊ ရုံးချိန်အတွင်း၌ ဒါရိုက်တာများက စစ်ဆေးနိုင်ရန် ပြသထားရမည်။

စာရင်းစစ်

၂၀။ စာရင်းစစ်များကို ခန့်အပ်ထားရမည်။ ၎င်းစာရင်းစစ်များ၏ တာဝန်သည် မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေ သို့မဟုတ် အခါအားလျော်စွာ ပြင်ဆင်သတ်မှတ်သည့် စည်းမျဉ်း စည်းကမ်းများနှင့် လိုက်လျောညီထွေ ဖြစ်ရမည်။

နို့တစ်စာ

၂၁။ ဤကုမ္ပဏီသည် မည်သည့်အစုရှင်ထံသို့မဆို နို့တစ်စာကို လက်ရောက်ပေးအပ်ခြင်း သို့မဟုတ် နို့တစ်စာပါသော စာကို စာတိုက်ခ ကြိုတင်ပေးထား၍ ၄င်းအစုရှင်ထံ မှတ်ပုံတင်လိပ်စာအတိုင်း စာတိုက်မှတစ်ဆင့် လိပ်မူ ပေးပို့ခြင်းအားဖြင့် ပေးပို့နိုင်သည်။

တံဆိပ်

၂၂။ ဒါရိုက်တာများသည် တံဆိပ်ကို လုံခြုံစွာထိန်းသိမ်းထားရန်အတွက် စီမံဆောင်ရွက်ရမည်။ ထိုတံဆိပ်ကို ဒါရိုက်တာများကကြိုတင်ပေးအပ်ထားသည့် ခွင့်ပြုချက်ဖြင့်မှတစ်ပါး၊ ထို့အပြင် အနည်းဆုံး ဒါရိုက်တာတစ်ဦး ရှေ့မှောက်တွင်မှ တစ်ပါး မည်သည့်အခါမျှ မသုံးရ။ တံဆိပ်ရိုက်နှိပ်ထားသည့် စာရွက်စာတမ်းတိုင်းတွင် ထိုဒါရိုက်တာက လက်မှတ်ရေးထိုးရမည်။

လျော်ကြေး

၂၃။ မြန်မာနိုင်ငံကုမ္ပဏီများ အက်ဥပဒေ ပုဒ်မ ၈၆ (ဂ) တွင် ဖော်ပြပါရှိသည့် ပြဋ္ဌာန်းချက်များ၊ လက်ရှိတရားဝင် တည်ဆဲဥပဒေပြဋ္ဌာန်းချက်များနှင့် မဆန့်ကျင်စေဘဲ ကုမ္ပဏီ၏ ဒါရိုက်တာ၊ စာရင်းစစ်၊ အတွင်းရေးမှူး သို့မဟုတ် အခြားအရာရှိ တစ်ဦးဦးမှာ မိမိ၏ တာဝန် ဝတ္တရားများကို ဆောင်ရွက်ရာ၌ဖြစ်စေ၊ ထိုတာဝန် ဝတ္တရားများနှင့် စပ်လျဉ်း၍ဖြစ်စေ ကျခံခဲ့ရသည့်စရိတ်များ၊ တောင်းခံငွေများ၊ ဆုံးရှုံးငွေများ၊ ကုန်ကျငွေများနှင့် ကြွေးမြီတာဝန်များ အတွက် ကုမ္ပဏီထံမှ လျော်ကြေး ရထိုက်ခွင့်ရှိစေရမည်။

ဖျက်သိမ်းခြင်း

၂၄။ ကုမ္ပဏီ၏ အထွေထွေအစည်းအဝေး ဆုံးဖြတ်ချက်ဖြင့် ကုမ္ပဏီအား ဖျက်သိမ်းနိုင်သည်။ ယင်းသို့ ဖျက်သိမ်းရာတွင် မြန်မာနိုင်ငံကုမ္ပဏီများ အက်ဥပဒေများနှင့် ယင်းဥပဒေများအား အခါအားလျော်စွာ ပြင်ဆင်ပြောင်းလဲထားသည့် တရားဥပဒေများတွင် ပါဝင်သည့် စည်းမျဉ်းများအတိုင်း လိုက်နာပြုလုပ်ရမည်။



အောက်တွင် အမည်၊ နိုင်ငံသား၊ နေရပ်နှင့် အကြောင်းအရာစုံလင်စွာပါသော ဇယားတွင် လက်မှတ်ရေးထိုးသူကျွန်ုပ်တို့ ကိုယ်စီကိုယ်ငှသည် ဤသင်းဖွဲ့မှတ်တမ်းအရ ကုမ္ပဏီတစ်ခုဖွဲ့စည်းရန် လိုလားသည့်အလျောက် ကျွန်ုပ်တို့၏ အမည်အသီးသီးနှင့် ယှဉ်တွဲ၍ပြထားသော အစုရှယ်ယာများကို ကုမ္ပဏီ၏ မတည်ရင်းနှီးငွေတွင် ထည့်ဝင်ရယူကြရန် သဘောတူကြပါသည်။

စဉ်	အစုထည့်ဝင်သူများ၏ အမည်၊ နေရပ်လိပ်စာနှင့် အလုပ်အကိုင်	နိုင်ငံသားနှင့် အမျိုးသား မှတ်ပုံတင်အမှတ်	ဝယ်ယူသော အစုရှယ်ယာ ဦးရေ	ထိုးမြဲလက်မှတ်
1	**Yoma Strategic Investments Ltd** 78 Shenton Way, #32-00 Singapore 079120 REG : 200410344H **REPRESENTED :** **U Theim Wai @ Mr.Serge Pun** Lot-2, Jasmine Garden, Pun Hlaing Golf Estate, Hlaing Tharyar Township, Yangon, Myanmar	**Incorporated in Singapore** Myanmar 12/MaGaTa(N)084053	**72000**	
2	**First Myanmar Investment Co., Limited** FMI Centre, Levels 10&11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar. REG: 159(1992-1993) **REPRESENTED :** **U Tun Tun** No-121, Ground Floor, 18th Street, 2nd ward, Latha Township, Yangon, Myanmar.	**Incorporated in Myanmar** Myanmar 12/LaThaNa(N) 000136	**18000**	
3	**MMJ Yangon Development Pte Limited** 6 Temasek Boulevard #29-00 Suntec Tower Four Singapore 038986. REG: 201630987H **REPRESENTED :** 1) **Mr. Hidetoshi Suzuki** Louis Maison #204, 4-9-41, Sakuragaoka, Setagaya-ku, Tokyo, Japan 2) **Mr. Yoshihiko Kikukawa** Hiroo Garden Forest #902, 4-1-27, Hiroo, Shibuya-ku, Tokyo, Japan.	**Incorporated in Singapore** Japanese PPNO. TR 5017948 Japanese PPNO. TH 9087973	**45000**	

ရန်ကုန် ။ နေ့စွဲ၊ ၂၀၁၆ ခုနှစ်၊ လ၊ ရက်။

အထက်ပါလက်မှတ်ရှင်များသည် ကျွန်ုပ်တို့၏ရှေ့မှောက်တွင် လက်မှတ်ရေးထိုးကြပါသည်။

အောက်တွင် အမည်၊ နိုင်ငံသား၊ နေရပ်နှင့် အကြောင်းအရာစုံလင်စွာပါသော ဇယားတွင် လက်မှတ်ရေးထိုးသူကျွန်ုပ်တို့ ကိုယ်စီကိုယ်ငှသည် ဤသင်းဖွဲ့မှတ်တမ်းအရ ကုမ္ပဏီတစ်ခုဖွဲ့စည်းရန် လိုလားသည့်အလျောက် ကျွန်ုပ်တို့၏ အမည်အသီးသီးနှင့် ယှဉ်တွဲ၍ပြထားသော အစုရှယ်ယာများကို ကုမ္ပဏီ၏ မတည် ရင်းနှီးငွေတွင် ထည့်ဝင်ရယူကြရန် သဘောတူကြပါသည်။

စဉ်	အစုထည့်ဝင်သူများ၏ အမည်၊ နေရပ်လိပ်စာနှင့် အလုပ်အကိုင်	နိုင်ငံသားနှင့် အမျိုးသား မှတ်ပုံတင်အမှတ်	ဝယ်ယူသော အစုရှယ်ယာ ဦးရေ	ထိုးမြဲလက်မှတ်
4	**International Finance Corporation** No.57,Pyay Road, 6 ½ miles, Hlaing Township, Yangon ,Myanmar **REPRESENTED :** **Mr. Vikram Kumar** No. 57, Pyay Road, 6 ½ miles, Hlaing Township, Yangon, Myanmar.	**Established in the United States of America** United Nations PPNO. A669122	**7500**	
5	**Asian Development Bank** (6)ADB Avenue, Mandaluyong City,1550 Metro Manila, Philippines. **REPRESENTED :** **Mr . Woochung Um** (6)ADB Avenue, Mandaluyong City, 1550 Metro Manila, Philippines.	**Established in the Philippines** Korean PPNO. M60325125	**7500**	

ရန်ကုန် ။ နေ့စွဲ၊ ၂၀၁၆ ခုနှစ်၊ လ၊ ရက်။

အထက်ပါလက်မှတ်ရှင်များသည် ကျွန်ုပ်တို့၏ရှေ့မှောက်တွင် လက်မှတ်ရေးထိုးကြပါသည်။

THE MYANMAR COMPANIES ACT

PRIVATE COMPANY LIMITED BY SHARES

Memorandum Of Association

OF

MEEYAHTA DEVELOPMENT LIMITED

****

1. The name of the company is **MEEYAHTA DEVELOPMENT LIMITED.**

2. The registered office of the Company will be in the Union of Myanmar.

3. The objects for which the Company is established are as on the next page.

4. The liability of the members is limited.

5. The authorized capital of the Company is USD 574,101,000 /- (United States Dollar Five Hundred and Seventy Four Million and One Hundred and One Thousand Only) divided into (574101000) shares of USD 1.00/-(One United States Dollar Only) each, with power in General Meeting either to increase, reduce or alter such capital from time to time in accordance with the regulation of the Company and the legislative provisions for the time being in force in this behalf.

6. The Object for which The Company is established are-
Carry on the Following Services either solely on its own or in joint-venture, with foreign or local partners-

The Company shall engage in construction, management and leasing of a development comprising ; -

i. Retail Podium;
ii. Branded Residences (Tower 1) ;
iii. Business Hotel and Serviced Residences (Tower 2) ; and
iv. Office Towers (Towers 3 and 4)

To engage in any other activity incidental or necessary for the effective design, construction, operation, management and maintenance of the foregoing list.

To borrow money for the benefit of the Company's business from any person, film, company bank or financial organization in the manners that the Company shall think fit.

PROVISO – *Provided that the Company shall not exercise any of the above objects whether in the Union of Myanmar or elsewhere, save in so far as it may be entitled so as to do in accordance with the laws, Orders and Notifications in force from time to time and then only subject to such permission and or approval as may be prescribed by the laws, Orders and Notifications of the Union of Myanmar for the time being in force.*

We, the several persons, whose names, nationalities, addresses and descriptions are subscribed below, are desirous of being formed into a Company in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the capital of the company set opposite our respective names.

Sr. No	Name, Address and Occupation of Subscribers	Nationality & N.R.C No.	Number of Shares taken	Signatures
1	**Yoma Strategic Investments Ltd** 78 Shenton Way, #32-00 Singapore 079120 REG : 200410344H **REPRESENTED :** **U Theim Wai @ Mr.Serge Pun** Lot-2, Jasmine Garden, Pun Hlaing Golf Estate, Hlaing Tharyar Township, Yangon, Myanmar	**Incorporated in Singapore** Myanmar 12/MaGaTa(N)084053	**72000**	
2	**First Myanmar Investment Co., Limited** FMI Centre, Levels 10&11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar. REG: 159(1992-1993) **REPRESENTED :** **U Tun Tun** No-121, Ground Floor, 18th Street, 2nd ward, Latha Township, Yangon, Myanmar.	**Incorporated in Myanmar** Myanmar 12/LaThaNa(N) 000136	**18000**	
3	**MMJ Yangon Development Pte Limited** 6 Temasek Boulevard #29-00 Suntec Tower Four Singapore 038986. REG: 201630987H **REPRESENTED :** 1) **Mr. Hidetoshi Suzuki** Louis Maison #204, 4-9-41, Sakuragaoka, Setagaya-ku, Tokyo, Japan 2) **Mr. Yoshihiko Kikukawa** Hiroo Garden Forest #902, 4-1-27, Hiroo, Shibuya-ku, Tokyo, Japan.	**Incorporated in Singapore** Japanese PPNO. TR 5017948 Japanese PPNO. TH 9087973	**45000**	

Yangon : Dated the day of ,2016

It is hereby certified that the persons mentioned above put their signatures in my presence.

We, the several persons, whose names, nationalities, addresses and descriptions are subscribed below, are desirous of being formed into a Company in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the capital of the company set opposite our respective names.

Sr. No	Name, Address and Occupation of Subscribers	Nationality & N.R.C No.	Number of Shares taken	Signatures
4	**International Finance Corporation** No.57,Pyay Road, 6 ½ miles, Hlaing Township, Yangon ,Myanmar **REPRESENTED :** **Mr. Vikram Kumar** No. 57, Pyay Road, 6 ½ miles, Hlaing Township, Yangon, Myanmar.	**Established in the United States of America** United Nations PPNO. A669122	**7500**	
5	**Asian Development Bank** (6)ADB Avenue, Mandaluyong City,1550 Metro Manila, Philippines. **REPRESENTED :** **Mr . Woochung Um** 6 ADB Avenue, Mandaluyong City, 1550 Metro Manila, Philippines.	**Established in the Philippines** Korean PPNO. M60325125	**7500**	

Yangon : Dated the day of ,2016

It is hereby certified that the persons mentioned above put their signatures in my presence.

THE MYANMAR COMPANIES ACT

PRIVATE COMPANY LIMITED BY SHARES

Articles Of Association

OF

MEEYAHTA DEVELOPMENT LIMITED

****

1. The regulations contained in Table "A" in the first Schedule to the Myanmar Companies Act shall apply to the Company save in so far as such regulations which are inconsistent with the following Articles. The compulsory regulations stipulated in Section 17(2) of the Myanmar Companies Act shall always be deemed to apply to the Company.

PRIVATED COMPANY

2. The Company is to be a Private Company and accordingly following provisions shall have effect:-

   (a) The number of the Company, exclusive of persons who are in the employment of the company, shall be limited to fifty.

   (b) Any invitation to the public to subscribe for any shares or debentures or debenture stock of the Company is hereby prohibited.

CAPITAL AND SHARES

3. The authorized capital of the Company is USD 574,101,000 /- (United States Dollar Five Hundred and Seventy Four Million and One Hundred and One Thousand Only) divided into (574101000) shares of USD 1.00/-(One United States Dollar Only) each, with power in General Meeting either to increase, reduce or alter such capital from time to time in accordance with the regulation of the Company and the legislative provisions for the time being in force in this behalf.

4. Subject to the provisions of the Myanmar Company Act the shares shall be under the control of the Directors, who may allot or otherwise dispose of the same to such persons and on such terms and conditions as they may determine.

5. The certificate of title to share shall be issued under the Seal of the Company, and signed by the General Manager or some other persons nominated by the Board of Directors. If the share certificate is defaced, lost or destroyed, it may be renewed on payment of such fee, if any, and on such terms, if any, as to evidence and indemnity as the Directors may think fit. The legal representative of a deceased member shall be recognised by the Directors.

6. The Directors may, from time to time make call upon the members in respect of any money unpaid on their shares, and each member shall be liable to pay the amount of every call so made payable by instalments or may be revoked or postponed as the Directors may determine.

DIRECTORS

7. Unless otherwise determined by a General Meeting the number of Directors shall not be less than (2) and more than (10).

The First Directors shall be: -

(1) U Theim Wai @ Mr. Serge Pun
(2) U Tun Tun
(3) Mr. Chi Yam Cyrus Pun
(4) Mr. Chi Tung Melvyn Pun
(5) Mr. Norman Siu Yong Ching JR
(6) Mr. Hidetoshi Suzuki
(7) Mr. Yoshihiko Kikukawa

8. The Directors may from time to time appoint one of their body to the office of the Managing Director for such terms and at such remuneration as they think fit and he shall have all the powers delegated to him by the Board of Directors from time to time.

9. The qualification of a Director shall be the holding of at least (-) shares in the Company in his or her own name and it shall be his duty to comply with the provision of Section (85) of the Myanmar Companies Act.

10. The Board of Directors may in their absolute and uncontrolled discretion refuse to register any proposed transfer of shares without assigning any reason.

PROCEEDINGS OF DIRECTORS

11. The Director may meet together for the despatch of business, adjourn and otherwise regulate their meeting as they think fit and determine the quorum necessary for the transaction of business. Unless otherwise determined, two shall form a quorum. If any question arising at any meeting the Managing Director's decision shall be final. When any matter is put to a vote and if there shall be an equality of votes, the Chairman shall have a second or casting vote.

12. Any Director may at any time summon a meeting of Directors.

13. A resolution in writing signed by all the Directors shall be as effective for all purposes as a resolution passed out at meeting of the Directors, duly called, held and constituted

POWERS AND DUTIES OF DIRECTORS

14. Without prejudice to the general power conferred by Regulation 71 of the Table "A" of the Myanmar Companies Act, it is hereby expressly declared that the Directors shall have the following powers, that is to say power:-

(1) To purchase or otherwise acquire for the Company any property, rights or privileges which the Company is authorized to acquire at such price, and generally on such terms and conditions as they think fit; also to sell, lease, abandon or otherwise deal with any property, rights or privileges to which the Company may be entitled, on such terms and conditions as they may think fit.

(2) To raise, borrow or secure the payment of such sum or sums in such manner and upon such terms and conditions in all respects as they think fit and in particular by the issue of debentures or debenture stocks of the Company charged upon all or any part of the property of the Company (both present and future) including its uncalled capital for the time being.

(3) At their discretion, to pay for any rights acquired or services rendered to the Company, either wholly or partially in cash or in shares, bonds, debentures or other securities of the Company and any such shares may be issued either as fully paid up or with such amount credited as paid up thereon as may be agreed upon; and any such bonds, debentures or other securities may be either specifically charged upon all or any part of the property of the Company and its uncalled capital or not so charged.

(4) To secure the fulfilment of any contract or engagement entered into by the Company by mortgage or charge upon all or any of the property of the Company and its uncalled capital for the time being or by granting calls on shares or in such manner as they may think fit.

(5) To appoint at their discretion, remove or suspend such Managers, Secretaries, Officers, Clerks, Agents and Servants for permanent, temporary or special services as they may from time to time think fit and to determine their duties and powers and fix their salaries or emoluments and to require security in such instances in such amount as they think fit and to depute any officers of the Company to do all or any of these things on their behalf.

(6) To appoint a Director as Managing Director, General Manager, Secretary or Departmental Manager in conjunction with his Directorship of the Company.

(7) To accept from any member on such terms and conditions as shall be agreed on the surrender of his shares or any part thereof.

(8) To appoint any person or persons to accept and hold in trust for the Company any property belonging to the Company or in which it is interested or for any other purposes and to execute and do all such deeds and things as may be requisite in relation to any such trust.

(9) To institute, conduct, defend of abandon any legal proceedings by or against the Company or its officers or otherwise concerning the affairs of the Company and also to compound and allow time for payment or satisfaction of any debts due to or of any claims and demands by or against the Company.

(10) To refer claims and demands by or against the Company to arbitration and to observe and perform the awards.

(11) To make and give receipts, releases and other discharges for money payable to the Company and for the claims and demands of the Company.

(12) To act on behalf of the Company in all matters relating to bankruptcy and insolvency.

(13) To determine who shall be entitled to sign bills of exchange, cheques, promissory notes, receipts, endorsements, releases, contracts and documents for or on behalf of the Company.

(14) To invest, place on deposit and otherwise deal with any of the moneys of the Company not immediately required for the purpose thereof, upon securities or without securities and in such manners as the Directors may think fit, and from time to time vary or realize such investments.

(15) To execute in the name and on behalf of the Company in favour of any Director or other person who may incur or be about to incur any personal liability for the benefit of the Company, such mortgages of the Company's property (present and future) as they think fit and any such mortgage may contain a power of sale and such other powers, covenants and provisions as shall be agreed on.

(16) To give any officer or other person employed by the Company a commission on the profits of any particular business or transaction or a share in the general profit of the Company and such commission or share of profit shall be treated as part of the working expenses of the Company.

(17) From time to time, to make, vary and repeal bye-laws for the regulation of the business of the Company, the officers and servants or the members of the Company or any section thereof.

(18) To enter into all such negotiations and contracts and rescind and vary all such contracts and execute and do all such acts, deeds and things in the name and on behalf of the Company as they may consider expedient for or in relation to any of the matter aforesaid or otherwise for the purposes of the Company.

(19) To borrow money for the benefit of the Company's business from any person, firm or company or bank or financial organization of local and abroad in the manner that the Directors shall think fit.

GENERAL MEETINGS

15 A general meeting shall be held within eighteen months from the date of its incorporation and thereafter at least once in every calendar year at such time (not being more than fifteen months after the holding of the last preceding general meeting) and places as may be fixed by the Board of Directors. No business shall be transacted at any general meeting unless a quorum of members is presented at the time when the meeting proceeds to business, save as herein otherwise provided Member holding not less than 50 percent of the issued shares capital (not less than two members) personally present, shall form a quorum for all purposes. And if and when in the case of there are only two number of members in the Company, those two members shall form a quorum.

DIVIDENDS

16. The Company in general meeting may declare a dividend to be paid to the members, but no dividend shall exceed the amount recommended by the Directors. No dividends shall be paid otherwise than out of the profits of the year or any other undistributed profits.

OFFICE STAFF

17. The Company shall maintain an office establishment and appoint a qualified person as General Manager and other qualified persons as office staffs. The remunerations and allowances such as salaries, travelling allowances and other expenditures incidental to the business shall be determined by the Board of Directors, and approved by the general meeting. The General Manager shall be responsible for the efficient operation of the office in every respect and shall be held accountable at all times to the Managing Director.

ACCOUNTS

18. The Directors shall cause to be kept proper books of account with respect to:-

(1) all sums of money received and expended by the Company and the matters in respect of which the receipts and expenditures take place;

(2) all sales and purchases of goods by the Company;

(3) all assets and liabilities of the Company.

19. The books of account shall be kept at the registered office of the Company or at such other place as the Directors shall think fit and shall be opened to inspection by the Directors during office hours.

AUDIT

20. Auditors shall be appointed and their duties regulated in accordance with the provisions of the Myanmar Companies Act or any statutory modifications thereof for the time being in force.

NOTICE

21. A notice may be given by the Company to any member either personally or sending it by post in a prepaid letter addressed to his registered address.

THE SEAL

22. The Directors shall provide for the safe custody of the Seal, and the Seal shall never be used except by the authority of the Directors previously given, and in the presence of one Director at least, who shall sign every instrument to which the Seal is affixed.

INDEMNITY

23. Subject to the provisions of Section 86 (C) of the Myanmar Companies Act and the existing laws, every Director, Auditor, Secretary or other officers of the Company shall be entitled to be indemnified by the Company against all costs, charges, losses, expenses and liabilities incurred by him in the execution and discharge of the duties or in relation thereto.

WINDING-UP

24. Subject to the provisions contained in the Myanmar Companies Act and the statutory modification thereupon, the Company may be wound up voluntarily by the resolution of General Meeting.



We, the several persons, whose names, nationalities, addresses and descriptions are subscribed below, are desirous of being formed into a Company in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the capital of the company set opposite our respective names.

Sr. No	Name, Address and Occupation of Subscribers	Nationality & N.R.C No.	Number of Shares taken	Signatures
1	**Yoma Strategic Investments Ltd** 78 Shenton Way, #32-00 Singapore 079120 REG : 200410344H **REPRESENTED :** **U Theim Wai @ Mr.Serge Pun** Lot-2, Jasmine Garden, Pun Hlaing Golf Estate, Hlaing Tharyar Township, Yangon, Myanmar	**Incorporated in Singapore** Myanmar 12/MaGaTa(N)084053	**72000**	
2	**First Myanmar Investment Co., Limited** FMI Centre, Levels 10&11, 380 Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar. REG: 159(1992-1993) **REPRESENTED :** **U Tun Tun** No-121, Ground Floor, 18th Street, 2nd ward, Latha Township, Yangon, Myanmar.	**Incorporated in Myanmar** Myanmar 12/LaThaNa(N) 000136	**18000**	
3	**MMJ Yangon Development Pte Limited** 6 Temasek Boulevard #29-00 Suntec Tower Four Singapore 038986. REG: 201630987H **REPRESENTED :** 1) **Mr. Hidetoshi Suzuki** Louis Maison #204, 4-9-41, Sakuragaoka, Setagaya-ku, Tokyo, Japan 2) **Mr. Yoshihiko Kikukawa** Hiroo Garden Forest #902, 4-1-27, Hiroo, Shibuya-ku, Tokyo, Japan.	**Incorporated in Singapore** Japanese PPNO. TR 5017948 Japanese PPNO. TH 9087973	**45000**	

Yangon : Dated the day of , 2016

It is hereby certified that the persons mentioned above put their signatures in my presence.

We, the several persons, whose names, nationalities, addresses and descriptions are subscribed below, are desirous of being formed into a Company in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the capital of the company set opposite our respective names.

Sr. No	Name, Address and Occupation of Subscribers	Nationality & N.R.C No.	Number of Shares taken	Signatures
4	**International Finance Corporation** No.57,Pyay Road, 6 ½ miles, Hlaing Township, Yangon ,Myanmar **REPRESENTED :** **Mr. Vikram Kumar** No. 57, Pyay Road, 6 ½ miles, Hlaing Township, Yangon, Myanmar.	**Established in the United States of America** United Nations PPNO. A669122	**7500**	
5	**Asian Development Bank** (6)ADB Avenue, Mandaluyong City,1550 Metro Manila, Philippines. **REPRESENTED :** **Mr . Woochung Um** 6 ADB Avenue, Mandaluyong City, 1550 Metro Manila, Philippines.	**Established in the Philippines** Korean PPNO. M60325125	**7500**	

Yangon : Dated the day of , 2016

It is hereby certified that the persons mentioned above put their signatures in my presence.

ထပ်မံထုတ်ပေးသည့်ကတ်ပြားသစ်
နိုင်ငံသား စိစစ်ရေး ကတ်ပြား ၅/မကတ(နိုင်)

အရပ် — ၅'၆"

သွေးအုပ်စု — ဘီ

ထင်ရှားသည့် လက်ဝဲမေး
အမှတ်အသား — ဝဲမှဲ့
ယာ၌

အမှတ် — ၀၇၄၀၅၃

ရက်စွဲ ၆.၉.၈၂

အမည် — ဦးဘိဗ်းဂေ(ခ)SERGE PUN

ဖခင်အမည် — Y. S PUN

မွေးသက္ကရာဇ် — ၈. ၅. ၁၉၅၃

လူမျိုး — တရုတ်+ဗမာ

ကိုးကွယ်သည့်ဘာသာ — ဗုဒ္ဓဘာသာ

ထုတ်ပေးသူ၏လက်မှတ်
အမည်
ရာထူး
ဦးစီးအရာရှိ

သက်သေခံကတ်ပြားအမှတ် —

လက်ဝဲလက်မနှိပ်

အလုပ်အကိုင် — SPA GROUP
Chairman

နေရပ်လိပ်စာ — အမှတ် ၁၊ ...

ထိုးမြဲလက်မှတ်

မှတ်ချက်။ (၁) ခရီးသွားသည့်အခါ တစ်ပါတည်း ယူဆောင်သွားရမည်။

(၂) ပျောက်ဆုံး ပျက်စီးသည့်အခါ သက်ဆိုင်ရာ ပြည်သူ့ရဲစခန်း၊ မြို့နယ် လူဝင်မှုကြီးကြပ်ရေးနှင့် ပြည်သူ့အင်အား ဦးစီးဌာနရုံး ထံသို့ သတင်းပေးပို့ရမည်။

အသက်(—)နှစ် ပြည့်လျှင် လဲလှယ်ရမည်။

နိုင်ငံသား စိစစ်ရေး ကတ်ပြား

အရပ်---

အမှတ်---

သွေးအုပ်စု--- AB

ထင်ရှားသည့်

ရက်စွဲ---

အမှတ် အသား---

အမည်---

ဖခင်၏အမည်---

မွေးသက္ကရာဇ်---

လူမျိုး---

ကိုးကွယ်သည့်ဘာသာ---

ထုတ်ပေးသူ၏လက်မှတ်

အမည်---

ရာထူး---

သက်သေခံကတ်ပြားအမှတ်

လက်ဝဲ လက်မ ပုံ

အလုပ်အကိုင် --

နေရပ်လိပ်စာ

ထိုးမြဲလက်မှတ် --

မှတ်ချက်။ (၁) ခရီးသွားသည့်အခါ တစ်ပါတည်း ယူဆောင်သွားရမည်။

(၂) ပျောက်ဆုံး ပျက်စီးသည့်အခါ သက်ဆိုင်ရာ ပြည်သူ့ရဲစခန်း၊ မြို့နယ် လူဝင်မှု ကြီးကြပ်ရေးနှင့် ပြည်သူ့အင်အား ဦးစီး ဌာနမှူးရုံး ထံသို့ သတင်းပေးပို့ရမည်။

備註 / OBSERVATIONS



KJ0442920

中華人民共和國香港特別行政區
HONG KONG SPECIAL ADMINISTRATIVE REGION, PEOPLE'S REPUBLIC OF CHINA

護照 PASSPORT

類別 / TYPE: P

簽發國代碼 / CODE OF ISSUING STATE: CHN

護照號碼 / PASSPORT NO.: KJ0442920



HKPIC PO580221(1)

姓 / SURNAME: 潘 / PUN

名 / GIVEN NAMES: 熾蔭 / CHI YAM CYRUS

國籍 / NATIONALITY: CHINESE



性別 / SEX: M

出生日期 / DATE OF BIRTH: 24 OCT 79

出生地點 / PLACE OF BIRTH: HONG KONG

簽發日期 / DATE OF ISSUE: 18 JUN 15

有效期至 / DATE OF EXPIRY: 18 JUN 25

簽發機關 / AUTHORITY: 香港特別行政區入境事務處
IMMIGRATION DEPARTMENT, HONG KONG SPECIAL ADMINISTRATIVE REGION

P<CHNPUN<<CHI<YAM<CYRUS<<<<<<<<<<<<<<<<<<<<<<

KJ04429208CHN7910247M2506182<PO580221<<<<<58

備註 / OBSERVATIONS

KJ0276448

中華人民共和國香港特別行政區

HONG KONG SPECIAL ADMINISTRATIVE REGION, PEOPLE'S REPUBLIC OF CHINA

護照 PASSPORT

類別 / TYPE: P

簽發國代碼 / CODE OF ISSUING STATE: CHN

護照號碼 / PASSPORT NO: KJ0276448

姓 / SURNAME: 潘 / PUN

名 / GIVEN NAMES: 賜桐 / CHI TUNG MELVYN

國籍 / NATIONALITY: CHINESE

性別 / SEX: M

出生日期 / DATE OF BIRTH: 24 MAR 78

出生地點 / PLACE OF BIRTH: HONG KONG

簽發日期 / DATE OF ISSUE: 20 APR 13

有效期至 / DATE OF EXPIRY: 20 APR 23

簽發機關 / AUTHORITY: 香港特別行政區入境事務處 IMMIGRATION DEPARTMENT, HONG KONG SPECIAL ADMINISTRATIVE REGION

HKPIC K7991517

P<CHNPUN<<CHI<TUNG<MELVYN<<<<<<<<<<<<<<<<<<<

KJ02764486CHN7803244M2307207K7991517<<<<<32

Certified Ture Copy

Director .... Director ....

XTCS

We the People

Of the United States,
in Order to form a more perfect Union, establish Justice, insure domestic Tranquility, provide for the common defence, promote the general Welfare, and secure the Blessings of Liberty to ourselves and our Posterity, do ordain and establish this Constitution for the United States of America.



SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

3

PASSPORT
PASSEPORT
PASAPORTE

USA

UNITED STATES OF AMERICA



Type / Type / Tipo: P
Code / Code / Codigo: USA
Passport No. / No. du Passeport / No. de Pasaporte: 452032879

Surname / Nom / Apellidos
CHING JR

Given Names / Prénoms / Nombres
NORMAN SIU YONG

Nationality / Nationalité / Nacionalidad
UNITED STATES OF AMERICA

Date of birth / Date de naissance / Fecha de nacimiento
18 Jan 1979

Place of birth / Lieu de naissance / Lugar de nacimiento
GEORGIA, U.S.A.

Sex / Sexe / Sexo
M

Date of issue / Date de délivrance / Fecha de expedición
27 Jan 2010

Authority / Autorité / Autoridad
United States
Department of State

Date of expiration / Date d'expiration / Fecha de caducidad
26 Jan 2020

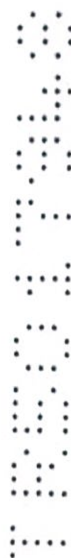
Endorsements / Mentions Spéciales / Anotaciones
SEE PAGE 51

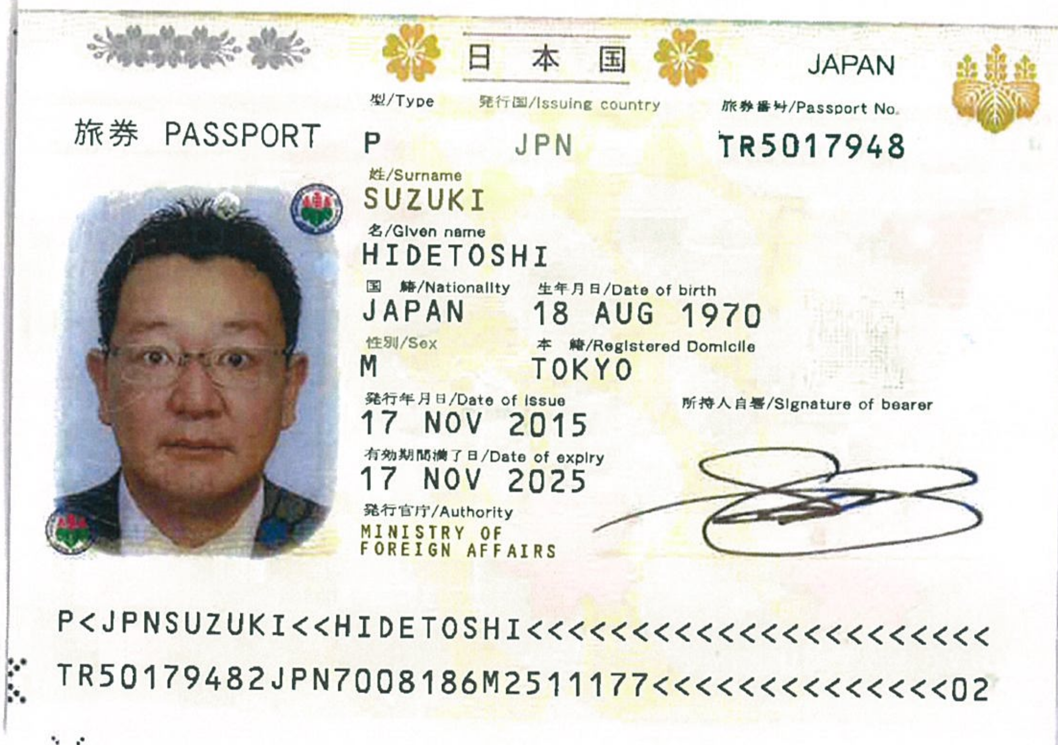
USA

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452032879 2USA7901184M2001263713354899<314632

渡 航 先

This passport is valid for all countries and areas unless otherwise endorsed.





日 本 国 JAPAN

旅券 PASSPORT

型/Type
P

発行国/Issuing country
JPN

旅券番号/Passport No.
TR5017948

姓/Surname
SUZUKI

名/Given name
HIDETOSHI

国 籍/Nationality
JAPAN

生年月日/Date of birth
18 AUG 1970

性別/Sex
M

本 籍/Registered Domicile
TOKYO

発行年月日/Date of issue
17 NOV 2015

所持人自署/Signature of bearer

有効期間満了日/Date of expiry
17 NOV 2025

発行官庁/Authority
MINISTRY OF
FOREIGN AFFAIRS

P<JPNSUZUKI<<HIDETOSHI<<<<<<<<<<<<<<<<<<<<<<<<<<
TR50179482JPN7008186M2511177<<<<<<<<<<<<<<02

渡航先

This passport is valid for all countries and areas unless otherwise endorsed.

SEE PAGE....4

旅券 PASSPORT

日本国 JAPAN

型/Type	発行国/Issuing country	旅券番号/Passport No.
P	JPN	TH9087973

姓/Surname
KIKUKAWA

名/Given name
YOSHIHIKO

国籍/Nationality
JAPAN

生年月日/Date of birth
05 JAN 1964

性別/Sex
M

本籍/Registered Domicile
HYOGO

発行年月日/Date of issue
07 MAY 2009

有効期間満了日/Date of expiry
07 MAY 2019

発行官庁/Authority
MINISTRY OF FOREIGN AFFAIRS

所持人自署/Signature of bearer

P<JPNKIKUKAWA<<YOSHIHIKO<<<<<<<<<<<<<<<<<<<<<<

TH90879731JPN6401056M1905076<<<<<<<<<<<<<<02

039139



FORM XXVI

PARTICULARS OF DIRECTORS, MANAGERS AND MANAGING AGENTS AND OF ANY CHANGES THEREIN

(Myanmar Companies Act, See Section 87)

Name of Company : MEEYAHTA DEVELOPMENT LIMITED

Presented by : U Theim Wai @ Mr. Serge Pun
Managing Director

The Present Christian name or names of surnames	Nationality, National Registration Card No.	Usual Residential Address	Other Business Occupation	Changes
1. U Theim Wai @ Mr. Serge Pun	(Myanmar) 12/MaGaTa (N)084053	Lot-2, Jasmine Garden, Pun Hlaing Golf Estate, Hlaing Tharyar Township, Yangon, Myanmar	MERCHANT	MANAGING DIRECTOR
2. U Tun Tun	(Myanmar) 12/LaThaNa(N)000136	No-121, Ground Floor, 18th Street, 2nd ward, Latha Township, Yangon, Myanmar	MERCHANT	DIRECTOR
3. Mr. Chi Yam Cyrus Pun	(Chinese) PPNO. KJ0442920	3rd Floor, 620 King's Road, North Point, Hong Kong	MERCHANT	DIRECTOR
4. Mr. Chi Tung Melvyn Pun	(Chinese) PPNO. KJ0276448	3A Tower 1 Beverly Villas, 16 La Salle Road, Kowloon Tong, Hong Kong	MERCHANT	DIRECTOR
5. Mr. Norman Siu Yong Ching JR	(American) PPNO. 452032879	No.290 (R), U Wisara Road, Kamaryut Township, Yangon, Myanmar	MERCHANT	DIRECTOR
6. Mr. Hidetoshi Suzuki	(Japanese) PPNO. TR 5017948	Louis Maison #204, 4-9-41, Sakuragaoka, Setagaya-ku, Tokyo, Japan	MERCHANT	DIRECTOR
7. Mr. Yoshihiko Kikukawa	(Japanese) PPNO. TH 9087973	Hiroo 4-1-27-902, Shibuya-ku, Tokyo 1500012 Japan	MERCHANT	DIRECTOR

NOTE : (1) A Complete list of the Directors or Managers or Managing Agents shown as existing in the last particulars.
(2) A note of the changes since the last list should be made in the column for "Changes" by placing against the new Director's name the word "in place of ...." and by writing against any former Director's name the the word "dead" "resigned" or as the case may be giving the date of change against the entry.

Signature ....

U Theim Wai @ Mr. Serge Pun

Designation ......Managing Director...............

MEEYAHTA DEVELOPMENT LIMITED

Dated this ....2016..........

Form (26)

Ref: No. Bcl (019)

Date : 29-Jul-2016

To Whom It May Concern

Upon request of the Account Holder mentioned hereunder, we certify that the said account has a balance of the stated sum at the close of business on the said date.

This certification is given without responsibility to our bank or its officers.

Name & Account Number	Date	Balance in Account
FMI Co.,Ltd **A/C No. 17-500050**	*28-Jul-2016*	48,948,528.09
Words: *Kyat Forty Eight Million, Nine Hundred and Forty Eight Thousand Five Hundred and Twenty Eight and Pya Nine only*		

Yours faithfully,

ABM (Operation) 29.7.16
YOMA BANK LTD
F.M.I BRANCH



Bank of Tokyo-Mitsubishi UFJ

The Bank of Tokyo-Mitsubishi UFJ, Ltd.
7-1, Marunouchi 2-chome
Chiyoda-ku, Tokyo 100-8388 Japan

Date : March 7, 2016

TO: Myanmar Investment Commission

Dear Sirs,

We hereby confirm that :

- Mitsubishi Corporation has opened its bank account in our bank since Apr., 1950.
- The total amount of cash and deposits of Mitsubishi Corporation as of December 31, 2015 is JP Yen 1,606,799 million
- The bank account of Mitsubishi Corporation is active,
- Our banking experience with Mitsubishi Corporation is quite satisfactory and its bank accounts are properly maintained.
- Mitsubishi Corporation, with its solid foundation, excellent organization and large staff experienced in the world-wide trade and investment, enjoys a good and remarkable reputation, and its financial capacity and credit are quite fine.

We would appreciate it if you would give special consideration to the firm.

This letter shall not be construed as a commitment, guarantee nor warranty, or otherwise to have any legally binding effect our bank.

Sincerely yours,

The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Head Office

Yuichi Mitsumori
Chief Manager
Corporate Banking Division No.3
Corporate Banking Group No.1



Bank of Tokyo-Mitsubishi UFJ

The Bank of Tokyo-Mitsubishi UFJ, Ltd.
7-1, Marunouchi 2-chome
Chiyoda-ku, Tokyo 100-8388 Japan

TO: Myanmar Investment Commision

March 17 2016

Dear Sirs,

We hereby confirm that :

- MITSUBISHI ESTATE CO, LTD. has opened its bank account in our bank since Feb.,1956.
- The total amount of cash and deposits of MITSUBISHI ESTATE CO, LTD.as of December 31,2015 is JP Yen 244,905 million
- The bank account of MITSUBISHI ESTATE CO, LTD. is active,
- Our banking experience with MITSUBISHI ESTATE CO, LTD. is quite satisfactory and its bank accounts are properly maintained.

We would appreciate it if you would give special consideration to the firm.

This letter shall not be construed as a commitment, guarantee nor warranty, or otherwise to have any legally binding effect our bank.

Sincerely yours,

The Bank of Tokyo-Mitsubishi UFJ,Ltd.
Head Office

T. Imaeda

Tsuyoshi Imaeda
Chief Manager
Corporate Banking Division No.8
Corporate Banking Group No.2

15 August 2016

The Director General
Companies Registration Office
Directorate of Investment and Company Administration
Office No. 32, Nay Pyi Taw
The Republic of the Union of Myanmar

Dear Sir/Madam

Letter of Reference for YOMA STRATEGIC INVESTMENTS LTD.

Our customer, Yoma Strategic Investments Ltd. has requested that we provide the following information for its application.

Customer's Name: Yoma Strategic Investments Ltd.
Account Maintained With Bank: USD Current Account
Date Account Opened: 17 February 2005
Account Balance in USD Current Account as at 31 July 2016: USD1,277,729.63

The account has been conducted satisfactorily.

The information provided herein is accurate as at the date of this letter. This information is strictly confidential and is given without any liability on the part of DBS, its directors or employees. This letter is not a warranty or guarantee by DBS of the customer's ability or willingness to make any future payments.

Should you require any clarification, please do not hesitate to contact us.

Yours faithfully,

Yong Khee Jin
Senior Vice President
Institutional Banking Group

DBS Bank Ltd
Institutional Banking Group
12 Marina Boulevard, Level 44
DBS Asia Central @
Marina Bay Financial Centre Tower 3
Singapore 018982

Tel : 65.6878 8888
www.dbs.com

15 August 2016

The Chairman
Myanmar Investment Commission
Office No. 32, Nay Pyi Taw
The Republic of the Union of Myanmar

Dear Sir/Madam

Letter of Reference for YOMA STRATEGIC INVESTMENTS LTD.

Our customer, Yoma Strategic Investments Ltd. has requested that we provide the following information for its application.

Customer's Name: Yoma Strategic Investments Ltd.
Account Maintained With Bank: USD Current Account
Date Account Opened: 17 February 2005
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Should you require any clarification, please do not hesitate to contact us.

Yours faithfully,

Yong Khee Jin
Senior Vice President
Institutional Banking Group

DBS Bank Ltd
Institutional Banking Group
12 Marina Boulevard, Level 44
DBS Asia Central @
Marina Bay Financial Centre Tower 3
Singapore 018982

Tel : 65 6878 8888

www.dbs.com

06-18-008 (08/2010) AW
Co Reg No 196800306E



Embassy of the Republic of the Union of Myanmar
Singapore

No. 1070 / 37 24 / 2016
Date: 28 November 2016

Seen at the Embassy of the Republic of the Union of Myanmar in Singapore, and certified that the signature appearing at the foot of the annexed document is the signature of Lai Wai Leng , Deputy Director , Singapore Academy of Law, Republic of Singapore.

28/11

(for) Ambassador
(Thet Tun, Minister Counsellor)





SINGAPORE ACADEMY OF LAW

I, Lai Wai Leng, Deputy Director, Singapore Academy of Law, Republic of Singapore, hereby certify that John Chung Khoon Leong is a duly appointed Notary Public practising in Singapore, and that the signature appearing at the foot of the annexed Notarial Certificate dated 17th November 2016 is the signature of the said John Chung Khoon Leong.

Dated at Singapore this 17th day of November 2016.

LAI WAI LENG
DEPUTY DIRECTOR
SINGAPORE ACADEMY OF LAW

16121543



Certified true signature

EJILANE

18 NOV 2016

1 Supreme Court Lane, Level 5M, Singapore 178879
Tel: +65 6332 4388 | Fax: +65 6334 4940 | Website: http://www.sal.org.sg

TO ALL TO WHOM THESE PRESENTS SHALL COME

I, JOHN CHUNG KHOON LEONG, Notary Public duly authorised residing and practising in the Republic of Singapore, do state that I have examined the annexed copy of document against the original produced to me on 17th day of November 2016 and HEREBY CERTIFY that the document annexed hereto and marked "A" is a true copy of a Certificate Confirming Incorporation of Company for MMJ YANGON DEVELOPMENT PTE. LTD. (Company Registration No. 201630987H).

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed my seal of office this 17th day of November 2016.

NOTARY PUBLIC,
SINGAPORE





ACCOUNTING AND CORPORATE
REGULATORY AUTHORITY

CERTIFICATE CONFIRMING INCORPORATION OF COMPANY

Company Name : MMJ YANGON DEVELOPMENT PTE. LTD.

UEN : 201630987H

This is to confirm that the company was incorporated under the Companies Act, on and from 11/11/2016 and that the company is a PRIVATE COMPANY LIMITED BY SHARES.

1 7 NOV 2016

CERTIFIED TRUE COPY



NOTARY PUBLIC
John Chung
Khoon Leong
N2016/0062
1 Apr 2016 - 31 Mar 2017
SINGAPORE

COMPANIES & BUSINESS NAMES REGISTRAR OF ACRA

LEE TZE MING
ASST REGISTRAR OF COMPANIES & BUSINESS NAMES
ACCOUNTING AND CORPORATE REGULATORY AUTHORITY
SINGAPORE

Dated : 14/11/2016
Receipt Number : ACRA161111112503



Authentication No. : I160626288



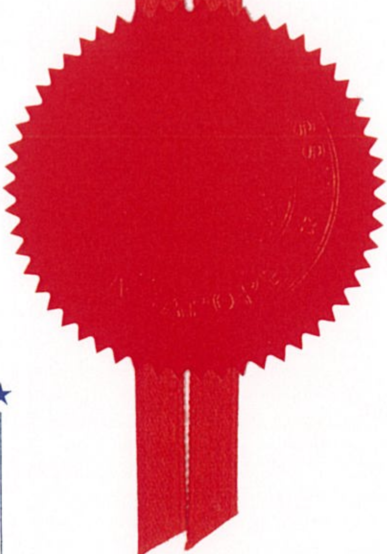
Embassy of the Republic of the Union of Myanmar
Singapore

No. 1072 / 37 24 / 2016
Date: 28 November 2016

Seen at the Embassy of the Republic of the Union of Myanmar in Singapore, and certified that the signature appearing at the foot of the annexed document is the signature of Lai Wai Leng , Deputy Director , Singapore Academy of Law, Republic of Singapore.

28/11

(for) Ambassador
(Thet Tun, Minister Counsellor)





SINGAPORE ACADEMY OF LAW

I, Lai Wai Leng, Deputy Director, Singapore Academy of Law, Republic of Singapore, hereby certify that John Chung Khoon Leong is a duly appointed Notary Public practising in Singapore, and that the signature appearing at the foot of the annexed Notarial Certificate dated 17th November 2016 is the signature of the said John Chung Khoon Leong.

Dated at Singapore this 17th day of November 2016.

LAI WAI LENG
DEPUTY DIRECTOR
SINGAPORE ACADEMY OF LAW

16121543



Certified true signature

EJILANE

18 NOV 2016

1 Supreme Court Lane, Level 5M, Singapore 178879
Tel: +65 6332 4388 | Fax: +65 6334 4940 | Website: http://www.sal.org.sg

TO ALL TO WHOM THESE PRESENTS SHALL COME

I, JOHN CHUNG KHOON LEONG, Notary Public, duly authorised residing and practising in the Republic of Singapore, do state that I have examined the annexed copy of document against the original produced to me on 17th day of November 2016 and HEREBY CERTIFY that the document annexed hereto and marked "A' is a true copy Business Profile (Company) of MMJ YANGON DEVELOPMENT PTE. LTD. Registration No. 201630987H, obtained online by my firm from Accounting and Corporate Regulatory Authority (ACRA) on 16 November 2016.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed my seal of office this 17th day of November 2016.

NOTARY PUBLIC,
SINGAPORE



ACCOUNTING AND CORPORATE REGULATORY AUTHORITY (ACRA) biz

...RMATION RESOURCES

...HILST EVERY ENDEAVOR IS MADE TO ENSURE THAT INFORMATION PROVIDED IS UPDATED AND CORRECT. THE AUTHORITY ...ISCLAIMS ANY LIABILITY FOR ANY DAMAGE OR LOSS THAT MAY BE CAUSED AS A RESULT OF ANY ERROR OR OMISSION.

Business Profile (Company) of MMJ YANGON DEVELOPMENT PTE. LTD. (201630987H)

Date: 16/11/2016

The Following Are The Brief Particulars of :

Registration No.	:	201630987H
Company Name.	:	MMJ YANGON DEVELOPMENT PTE. LTD.
Former Name if any	:	
Incorporation Date.	:	11/11/2016
Company Type	:	PRIVATE COMPANY LIMITED BY SHARES
Status	:	Live Company
Status Date	:	11/11/2016
Principal Activities		
Activities (I)	:	OTHER HOLDING COMPANIES (64202)
Description	:	TO INVEST IN A MYANMAR COMPANY CARRYING OUT A DEVELOPMENT PROJECT IN YANGON
Activities (II)	:	
Description	:	

Capital

Issued Share Capital * (AMOUNT)	Number of Shares	Currency	Share Type
110000	110	UNITED STATES OF AMERICA, DOLLARS	ORDINARY
20000	20	UNITED STATES OF AMERICA, DOLLARS	PREFERENCE

* Number of Shares includes number of Treasury Shares

Paid-Up Capital (AMOUNT)	Number of Shares	Currency	Share Type
1100		UNITED STATES OF AMERICA, DOLLARS	ORDINARY
200		UNITED STATES OF AMERICA, DOLLARS	PREFERENCE

COMPANY HAS THE FOLLOWING ORDINARY SHARES HELD AS TREASURY SHARES

Number Of Shares	Currency

17 NOV 2016

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HMA TOUR RESOURCES

Business Profile (Company) of MMJ YANGON DEVELOPMENT PTE. LTD. (201630987H) Date: 16/11/2016

Registered Office Address	: 6 TEMASEK BOULEVARD #29-00 SUNTEC TOWER FOUR SINGAPORE (038986)
Date of Address	: 11/11/2016
Date of Last AGM	:
Date of Last AR	:
Date of A/C Laid at Last AGM	:
Date of Lodgment of AR, A/C	:

Audit Firms

NAME

Charges

Charge No.	Date Registered	Currency	Amount Secured	Chargee(s)

Officers/Authorised Representative(s)

Name / Address	ID	Nationality / Position Held	Source of Address	Date of Appointment
YOSHIHIKO KIKUKAWA 4-1-27-902 HIROO, SHIBUYA-KU TOKYO, 150-0012, JAPAN	TH9087973	JAPANESE Director	ACRA	11/11/2016
ITOKAWA HIROKI 57A DEVONSHIRE ROAD #19-01 THE SUITES AT CENTRAL SINGAPORE (239897)	G3064966X	JAPANESE Director	ACRA	11/11/2016
KOGA KENTARO 4-28-18 SEIJO, SETAGAYA-KU TOKYO, 157-0066, JAPAN	TR5094700	JAPANESE Director	ACRA	11/11/2016
SHOJIRO KOJIMA 31 TANGLIN ROAD #15-01 ST. REGIS RESIDENCES SINGAPORE SINGAPORE (247912)	G5414234Q	JAPANESE Director	ACRA	11/11/2016



17 NOV 2016

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Business Profile (Company) of MMJ YANGON DEVELOPMENT PTE. LTD. (201630987H)

Date: 16/11/2016

Officers/Authorised Representative(s)

Name / Address	ID	Nationality / Position Held	Source of Address	Date of Appointment
SHANG XINQUAN	S8485724F	CHINESE	ACRA	11/11/2016
242E PASIR PANJANG ROAD #02-02 THE MAYLEA SINGAPORE (117494)		Secretary		
SHARIMALA RASANAYAGAM	S7347915J	SINGAPORE CITIZEN	ACRA	11/11/2016
19 PHOENIX WALK PHOENIX HEIGHTS SINGAPORE (668119)		Secretary		

Shareholder(s)

	Name / Address	ID	Nationality/Place of incorporation/Origin	Source of Address	Address Changed
1	MITSUBISHI CORPORATION	T16UF8447H	JAPAN	ACRA	
	2-3-1 MARUNOUCHI, CHIYODA-KU TOKYO, JAPAN				
	Ordinary(Number)	Currency			
	55	UNITED STATES OF AMERICA, DOLLARS			
2	MITSUBISHI ESTATE CO., LTD.	T16UF8448D	JAPAN	ACRA	
	1-6-1 OTEMACHI, CHIYODA-KU TOKYO, JAPAN				
	Ordinary(Number)	Currency			
	55	UNITED STATES OF AMERICA, DOLLARS			
3	Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development	T16UF8519J	JAPAN	ACRA	
	2-2-3 MARUNOUCHI, CHIYODA-KU TOKYO, JAPAN				
	Preference(Number)	Currency			
	20	UNITED STATES OF AMERICA, DOLLARS			

17 NOV 2016



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Business Profile (Company) of MMJ YANGON DEVELOPMENT PTE. LTD. (201630987H)

Date: 16/11/2016

Abbreviation

UL - Local Entity not registered with ACRA

UF - Foreign Entity not registered with ACRA

AR - Annual Return

AGM - Annual General Meeting

A/C - Accounts

OSCARS - One Stop Change of Address Reporting Service by Immigration & Checkpoint Authority.

PLEASE NOTE THAT INFORMATION HEREIN CONTAINED IS EXTRACTED FROM FORMS/TRANSACTIONS FILED WITH THE AUTHORITY

FOR REGISTRAR OF COMPANIES AND BUSINESS NAMES
SINGAPORE

RECEIPT NO. : ACRA161116126979

DATE : 16/11/2016

This is computer generated. Hence no signature required.

17 NOV 2016

CERTIFIED TRUE COPY





Embassy of the Republic of the Union of Myanmar
Singapore

No. 1071 / 37 24 / 2016
Date: 28 November 2016

Seen at the Embassy of the Republic of the Union of Myanmar in Singapore, and certified that the signature appearing at the foot of the annexed document is the signature of Lai Wai Leng , Deputy Director , Singapore Academy of Law, Republic of Singapore.

(for) Ambassador
(Thet Tun, Minister Counsellor)





SINGAPORE ACADEMY OF LAW

I, Lai Wai Leng, Deputy Director, Singapore Academy of Law, Republic of Singapore, hereby certify that John Chung Khoon Leong is a duly appointed Notary Public practising in Singapore, and that the signature appearing at the foot of the annexed Notarial Certificate dated 17th November 2016 is the signature of the said John Chung Khoon Leong.

Dated at Singapore this 17th day of November 2016.

LAI WAI LENG
DEPUTY DIRECTOR
SINGAPORE ACADEMY OF LAW

16121543



Certified true signature

EJILANE

18 NOV 2016

1 Supreme Court Lane, Level 5M, Singapore 178879
Tel: +65 6332 4388 | Fax: +65 6334 4940 | Website: http://www.sal.org.sg

TO ALL TO WHOM THESE PRESENTS SHALL COME

I, **JOHN CHUNG KHOON LEONG,** Notary Public duly authorised residing and practising in the Republic of Singapore, do state that I have examined the annexed copy of document against the original produced to me on 17th day of November 2016 and HEREBY CERTIFY that the document annexed hereto and marked "A" is a true copy of a Constitution of MMJ YANGON DEVELOPMENT PTE. LTD. (Registration No. 201630987H) incorporated on the 11 November 2016.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed my seal of office this 17th day of November 2016.

NOTARY PUBLIC,
SINGAPORE



Registration No. of Company: 201630987H

REPUBLIC OF SINGAPORE

THE COMPANIES ACT (Cap. 50)

PRIVATE COMPANY LIMITED BY SHARES

CONSTITUTION

OF

MMJ YANGON DEVELOPMENT PTE. LTD.

(Incorporated on 11 November 2016)

17 NOV 2016

CERTIFIED TRUE COPY OF Constitution of MMJ Yangon Development Pte Ltd
CONSISTING OF 25 PAGES
INCLUDING THIS PAGE





CERTIFICATE CONFIRMING INCORPORATION OF COMPANY

Company Name : **MMJ YANGON DEVELOPMENT PTE. LTD.**

UEN : **201630987H**

This is to confirm that the company was incorporated under the Companies Act, on and from **11/11/2016** and that the company is a **PRIVATE COMPANY LIMITED BY SHARES**.

REGISTRAR OF COMPANIES & BUSINESS NAMES ACRA

LEE TZE MING
ASST REGISTRAR OF COMPANIES & BUSINESS NAMES
ACCOUNTING AND CORPORATE REGULATORY AUTHORITY
SINGAPORE

Dated : 14/11/2016
Receipt Number : ACRA161111112503



Authentication No. : I160626288

THE COMPANIES ACT (Cap. 50)

PRIVATE COMPANY LIMITED BY SHARES

CONSTITUTION

OF

MMJ YANGON DEVELOPMENT PTE. LTD.

ONTENTS PAGE

Name of Company

1. The name of the Company is MMJ YANGON DEVELOPMENT PTE. LTD..

Registered Office

2. The registered office of the Company is situated in the Republic of Singapore.

Liability of Members

3. The liability of the members is limited.

Subscribers to the Constitution

4. We, the persons whose names and occupations are set out in this Constitution, desire to form a Company in pursuance of this Constitution and we each agree to take the number of shares in the capital of the Company set out against our respective names.

NAME(S), ADDRESS(ES) AND DESCRIPTION(S) OF SUBSCRIBER(S)	SIGNATURE(S) OF SUBSCRIBER(S)	Number of Share(s) Taken by Subscriber(s)
Mitsubishi Corporation 2-3-1 Marunouchi, Chiyoda-ku, Tokyo, Japan (Registration No.: 010001008771) Authorised Signatory Name: Kentaro Koga Passport No.: TR5094700	x 古賀 健太郎	55 Ordinary
Mitsubishi Estate Co., Ltd. 1-6-1 Otemachi, Chiyoda-ku, Tokyo, Japan (Registration No.: 010001008774) Authorised Signatory Name: Yoshihiko Kikukawa Passport No.: TH9087973	x [signature]	55 Ordinary
Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development 2-2-3 Marunouchi, Chiyoda-ku, Tokyo, Japan (Registration No.: 010001163675) Authorised Signatory Name: Hiroki Kawata Passport No.: TH3298975	x H. Kawata	20 Preference
Total Number of Share(s) Taken		**110 Ordinary and 20 Preference**

Model Constitution not to apply

The model constitution prescribed under section 36(1) of the Act for a private company limited by shares will not apply to the Company except in so far as the same are repeated or contained in this Constitution.

Interpretation

6(1) In this Constitution —

"Act" means the Companies Act (Cap. 50);

"board of directors" means the board of directors of the Company;

"Company" means the above-named Company by whatever name from time to time called;

"directors" means the directors of the Company;

"electronic register of members" means the electronic register of members kept and maintained by the Registrar for private companies under section 196A of the Act;

"general meeting" means a general meeting of the Company;

"JOIN" means Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development;

"MC" means Mitsubishi Corporation;

"MEC" means Mitsubishi Estate Co. Ltd;

"member" means a member of the Company;

"Registrar" has the same meaning as in section 4(1) of the Act;

"seal" means the common seal of the Company;

"secretary" means a secretary of the Company appointed under section 171 of the Act;

"Shareholders' Agreement" means the shareholders' agreement made or to be made among two or more members from time to time in relation to the business and affairs of the Company and its subsidiaries.

(2) In this Constitution —

(*a*) expressions referring to writing include, unless the contrary intention appears, references to printing, lithography, photography and other modes of representing or reproducing words in a visible form; and

(*b*) words or expressions contained in this Constitution must be interpreted in accordance with the provisions of the Interpretation Act (Cap. 1), and of the Act in force as at the date at which this Constitution becomes binding on the Company.

Private Company

6A. The Company is to be a private company, and accordingly the following provisions will have effect, namely:

(a) The number of members for the time being of the Company (exclusive of persons in the employment of the Company or of its subsidiary, and of persons who while previously in the employment of the Company or of its subsidiary were, and have continued after the determination of such employment to be, members of the Company) is not to exceed fifty, but where two or more persons hold one or more shares jointly, they will for the purposes of this paragraph be treated as a single member.

(b) The right to transfer shares is restricted as hereinafter provided.

(c) Any invitation to the public to subscribe for any shares or debentures, or debenture stock of the Company is hereby prohibited.

(d) Any invitation to the public to deposit money with the Company for fixed periods or payable at call, whether bearing or not bearing interests, is hereby prohibited.

Share capital and variation of rights

7(1) Without prejudice to any special rights previously conferred on the holders of any existing shares or class of shares but subject to the Act, this Constitution and the Shareholders' Agreement, shares in the Company may be issued by the directors.

(2) Shares referred to in paragraph (1) may be issued with preferred, deferred, or other special rights or restrictions, whether in regard to dividend, voting, return of capital, or otherwise, as the directors, subject to any ordinary resolution of the Company, determine.

7A. The Company shall be authorised to issue and allot preference shares in the capital of the Company having the rights set out below:

(a) **No voting rights**. Subject to regulation 66A and any rights conferred under the Act, a holder of a preference share shall not have the right to vote at any general meeting of the Company.

(b) **Dividends**. Each preference share shall confer on the holder thereof the right to receive, *pari passu* with the holders of the other outstanding preference shares but in priority to any dividend payment to the holders of any ordinary shares, cumulative dividends at the rate of three (3) percent per annum of the total capital paid-up for such preference shares ("**Specified Dividend**"), and which cumulative dividends shall, subject to the Act, be distributed annually within one month from the date on which the dividends are declared by the Company in a general meeting and any such dividends shall be rounded down to the nearest dollar. If, in a particular fiscal year, the holder of a preference share receives dividends in an amount that is less than the Specified Dividend, interest shall accrue, at the rate of three (3) percent per annum on the difference in the amount so received and the Specified Dividend, from the first date of the following fiscal year to the date of payment of such unpaid dividend, and such interest shall be compounded on an annual basis. Payment on such unpaid dividend shall be in priority to any dividend payment to the holders of any ordinary shares.

(c) **Liquidation**. In the event of a liquidation, dissolution or winding up of the Company, the holder of a preference share shall rank in priority over the holders of ordinary shares in the repayment of capital, and any net proceeds available for distribution to members of the Company shall be paid in the following order of priority (regardless of whether the members have obtained insurance on its shares):

(i) Firstly, the capital paid up on the preference shares ("Investment Amount") shall be paid to JOIN.

(ii) Secondly, after the Investment Amount on all outstanding preference shares has been paid, the capital paid up on the ordinary shares shall be distributed to MC and MEC on a pro-rata basis, and if the Company has insufficient assets to permit full payment of such capital, the assets of the Company shall be distributed between MC and MEC on a pro-rata basis.

(iii) Thirdly, after the amounts described in (i) and (ii) have been paid, and subject to the Act, any unpaid cumulative dividends owing by the Company to JOIN under the Shareholders' Agreement shall be declared and paid to it.

(iv) Fourthly, after the amounts described in (i), (ii) and (iii) have been paid, 3.0% of the remaining residual assets shall be distributed to JOIN, and in the case where JOIN subscribes for additional shares beyond its initial capital contribution, the distribution rate shall be increased by 0.2% for every USD1,000,000 contributed by it, subject to a maximum of 7.0%.

(v) Lastly, after the amounts described in (i), (ii), (iii) and (iv) have been paid, the remaining residual assets shall be distributed between MC and MEC on a pro-rata basis.

(d) **Redemption**. The preference shares allotted to JOIN shall not be redeemable.

(e) **Non-convertible**. The preference shares allotted to JOIN shall not be convertible to ordinary shares.

If at any time the share capital is divided into different classes of shares, the rights attached to any class (unless otherwise provided by the terms of issue of the shares of that class) may, subject further to compliance with regulations 66A(1) and (2), whether or not the Company is being wound up, be varied with

(a) the consent in writing of the holders of 75% of the issued shares of that class; or
(b) the sanction of a special resolution passed at a separate general meeting of the holders of the shares of that class.

(2) The provisions of this Constitution relating to general meetings apply with the necessary modifications to every separate general meeting of the holders of the shares of the class referred to in paragraph (1), except that —

(a) the necessary quorum is at least 1 person holding or representing by proxy each different member which holds the issued shares of the class; and
(b) any holder of shares of the class present in person or by proxy may demand a poll.

(3) Section 184 of the Act applies with the necessary modifications to every special resolution passed at a separate general meeting of the holders of the shares of the class under paragraph (1).

9. The rights conferred upon the holders of the shares of any class issued with preferred or other rights are, unless otherwise expressly provided by the terms of issue of the shares of that class, treated as being varied by the creation or issue of further shares which ranks equally with the shares of that class.

10. The Company may on any issue of shares pay any brokerage that is permitted by law.

11(1) Except as required by law, no person is to be recognised by the Company as holding any share upon any trust.

(2) Except as required by law or by this Constitution, the Company is not bound by or compelled in any way to recognise —

(a) any equitable, contingent, future or partial interest in any share or unit of a share; or
(b) any other rights in respect of any share or unit of share,

other than the registered holder's absolute right to the entirety of the share or unit of share.

(3) Paragraph (2) applies even when the Company has notice of any interest or right referred to in paragraph (2)(*a*) or (*b*).

12(1) Every person whose name is entered as a member in the electronic register of members is entitled without payment to receive a certificate under the seal of the Company in accordance with the Act.

(2) In respect of a share or shares held jointly by several persons, the Company is not bound to issue more than one certificate, and delivery of a certificate for a share to one of several joint holders is sufficient delivery to all such holders.

Lien

13(1) The Company has a first and paramount lien on —

(a) every share (that is not a fully paid share) for all money (whether presently payable or not) called or payable at a fixed time in respect of that share; and
(b) all shares (other than fully paid shares) registered in the name of a single person for all money presently payable by the person or the person's estate to the Company.

(2) The Company's lien, if any, on a share extends to all dividends payable on the share.

(3) The directors may at any time declare any share to be wholly or partly exempt from paragraph (1) or (2), or both.

14(1) Subject to paragraph (2), the Company may sell, in any manner as the directors think fit, any shares on which the Company has a lien.

(2) No sale may be made under paragraph (1) unless —

(a) a sum in respect of which the lien exists is presently payable;
(b) a notice in writing, stating and demanding payment of the amount in respect of which the lien exists as is presently payable, has been given by the Company to the registered holder for the time being of the share, or the person entitled to the share by reason of the death or bankruptcy of the registered holder of the share; and
(c) a period of 14 days has expired after the giving of the notice in sub-paragraph (*b*).

15(1) To give effect to any sale of shares under regulation 14, the directors may authorise any person to transfer the shares sold to the purchaser of the shares.

(2) Subject to regulations 25, 26 and 27, the Company must lodge a notice of transfer of shares in relation to the shares sold to the purchaser with the Registrar.

(3) The purchaser of any shares referred to in paragraph (1) is not bound to see to the application of the purchase money, and the purchaser's title to the shares is not affected by any irregularity or invalidity in the proceedings with respect to the sale of the shares.

16(1) The proceeds of any sale of shares under regulation 14 received by the Company must be applied in payment of any part of the amount in respect of which the lien exists as is presently payable.

(2) Any remaining proceeds from the sale of shares must (subject to any lien for sums not presently payable as existed upon the shares before the sale but which have become presently payable) be paid to the person entitled to the shares at the date of the sale.

Calls on shares

17(1) The directors may from time to time make calls upon the members in respect of any money unpaid on their shares, other than in accordance with the conditions of the allotment of the shares, if both of the following conditions are met:

(a) no call is payable at less than one month after the date fixed for the payment of the last preceding call;
(b) at least 14 days' notice specifying the time or times and the place of payment is given by the Company to the members.

(2) Each member must pay to the Company at the time or times and place specified in the notice referred to in paragraph (1)(*b*) the amount called on the member's shares.

(3) The directors may revoke or postpone a call.

18(1) A call is treated as having been made at the time when the resolution of the directors authorising the call was passed.

(2) A call may be required to be paid by instalments.

19. The joint holders of a share are jointly and severally liable to pay all calls in respect of the share.

20(1) If a sum called in respect of a share is not paid before or on the day appointed for payment of the sum, the person from whom the sum is due must pay interest on the sum for the period beginning on the day appointed for payment of the sum to the time of actual payment of the sum at such rate not exceeding 8% per annum as the directors may determine.

(2) The directors may waive, wholly or in part, the payment of the interest referred to in paragraph (1).

21(1) Any sum which, by the terms of issue of a share, becomes payable on allotment or at any fixed date is to be treated as a call duly made and payable on the date on which, by the terms of issue of the share, the sum becomes payable.

(2) In the case of non-payment of any sum referred to in paragraph (1), all the provisions of this Constitution as to payment of interest and expenses and forfeiture apply as if the sum had become payable by virtue of a call duly made and notified.

The directors may, on the issue of shares, differentiate between the holders as to the amount of calls to be paid and the times of payment.

23(1) The directors may, if they think fit, receive in advance from any member (if the member is willing) all or any part of the money uncalled and unpaid upon any shares held by the member.

(2) Upon the Company receiving the money referred to in paragraph (1), the directors may (until the amount would, but for the advance, become payable) pay interest to the member at such rate not exceeding (unless the Company in general meeting otherwise directs) 8% per annum as may be agreed upon between the directors and the member.

Transfer of shares

24(1) A member wishing to sell, transfer, assign or otherwise deal with all or any of its shares shall only sell, transfer, assign or otherwise deal with such shares in accordance with and subject to the terms of the Shareholders' Agreement (including any restriction from transferring or disposing all or any of its shares during a specified time period stipulated in the Shareholders' Agreement). Subject to the aforesaid and this Constitution, any member may transfer all or any of the member's shares by instrument in writing in any usual or common form or in any other form which the directors may approve.

(2) The instrument of transfer must be executed by or on behalf of the transferor and the transferor remains the holder of the shares transferred until the name of the transferee is entered in the electronic register of members.

24A(1) Subject to any restrictions in the Shareholders' Agreement, in the event that MC or MEC ("**Offeror**") desires to transfer all or some of its shares to a third party ("**Relevant Third Party**"), it shall give notice in writing ("**Offer Notice**") to the Company and MEC (in the case where MC is the Offeror) or MC (in the case where MEC is the Offeror) ("**Other Member**"), which shall specify the number of shares proposed to be transferred ("**Offer Shares**"), the price of the shares proposed to be transferred and the timing on which such proposed transfer shall take place. The Other Member shall have the right of first refusal to purchase the Offer Shares ("**Right of First Refusal**") and shall notify the Offeror of its exercise of such Right of First Refusal in respect of the Offer Shares in writing ("**Notification**") within 15 business days of receipt of the Offer Notice, and the following shall apply:

(a) If the Other Member does not issue the Notification within the above prescribed period, the Offeror shall be entitled to transfer the Offer Shares to the Relevant Third Party; provided that it shall promptly provide JOIN with a copy of any proposal or offer for the purchase of the Offer Shares by the Relevant Third Party upon receipt of the same. If JOIN offers to purchase the Offer Shares on the same or more favourable terms than that offered by the Relevant Third Party within 15 business days after receipt of such proposal or offer, the Offeror shall be bound to sell the Offer Shares to JOIN in preference of the Relevant Third Party; provided however that if JOIN does not offer to purchase the Offer Shares on such terms and within such period, the Offeror shall be entitled to sell the Offer Shares to the Relevant Third Party.

(b) If the Other Member issues the Notification within the above prescribed period but the Offeror and the Other Member do not agree with the terms of the transfer of the Offer Shares within 60 business days after the Offeror's receipt of the Notification, the Offeror shall be entitled to transfer the Offer Shares to the Relevant Third Party. In the event that the Relevant Third Party proposes to purchase the Offer Shares at a price that is less than the price offered by the Other Member, the Offeror shall forthwith notify the Other Member of such terms, and if the Other Member offers to purchase the Offer Shares on the same or more favourable terms than that offered by the Relevant Third Party ("**Specified Terms**") within 7 business days after such notification ("**Specified Period**"), the Offeror shall be bound to sell the Offer Shares to the Other Member in preference of the Relevant Third Party; provided however, in the event that the Other Member does not offer to purchase the Offer Shares on the Specified Terms and within the Specified Period, the Offeror shall promptly notify JOIN after the expiry of the Specified Period. If JOIN offers to purchase the Offer Shares on the same or more favourable terms than that offered by the Relevant Third Party within 15 business days after such notification, the Offeror shall be bound to sell the Offer Shares to JOIN in preference of the Relevant Third Party; provided however that if JOIN does not offer to purchase the Offer Shares on such terms and within such period, the Offeror shall be entitled to sell the Offer Shares to the Relevant Third Party.

JOIN shall assume all rights and benefits of the Offer Shares, and shall be conferred the rights that the Offeror had in respect of the Offer Shares, in the event of any transfer of Offer Shares to JOIN under this regulation.

24A(2) Subject to any restrictions in the Shareholders' Agreement, in the event that JOIN ("**Offeror**") desires to transfer all or some of its shares to a third party ("**Relevant Third Party**"), it shall give notice in writing ("**Offer Notice**") to the Company, MEC and MC ("**Other Members**"), which shall specify the number of shares proposed to be transferred ("**Offer Shares**"), the price of the shares proposed to be transferred and the timing on which such proposed transfer shall take place. The Other Members shall have the right of first refusal to purchase the Offer Shares ("**Right of First Refusal**") and shall notify the Offeror of its exercise of such Right of First Refusal in respect of the Offer Shares in writing ("**Notification**") within 15 business days of receipt of the Offer Notice, provided that JOIN shall transfer the Offer Shares to the Other Member that offers the higher price for the Offer Shares but in the case where the Other Members offer the same price for the Offer Shares and they collectively accept more than the total number of Offer Shares, the Offer Shares shall be allocated amongst the Other Members on a pro-rata basis, based on each of their shareholding proportion in the Company. If the Other Members do not issue the Notification within the above prescribed period or if the Offeror and the Other Member do not agree with the terms of the transfer of the Offer Shares within 60 business days after the Offeror's receipt of the Notification, the Offeror shall be entitled to transfer the Offer Shares to the Relevant Third Party. In the event that the Relevant Third Party proposes to purchase the Offer Shares at a price that is less than the price offered by the Other Member, the Offeror shall forthwith notify the Other Member of such terms, and if the Other Member offers to purchase the Offer Shares on the same or more favourable terms than that offered by the Relevant Third Party within 7 business days after such notification, the Offeror shall be bound to sell the Offer Shares to the Other Member in preference of the Relevant Third Party.

24B(1) Notwithstanding regulation 24A but subject to any restrictions on the transfer of shares imposed on the members under the Shareholders' Agreement, in the event that MC and MEC ("**Transferors**") wish to transfer all of their shares to a third party purchaser ("**Third Party Purchaser**"), the Transferors shall have the option ("**Drag-Along Option**") by notice in writing ("**Drag Along Notice**") to JOIN, to require JOIN to transfer all of its shares to the Third Party Purchaser, and in the event that the Transferors wish to transfer some of their shares to the Third Party Purchaser, the Transferors shall have the Drag-Along Option to require JOIN to transfer such percentage of the shares for the time being held by it as may be proportionate to the percentage of shares to be transferred by the Transferors (in relation to the total shareholdings of the Transferors in the Company).

(2) The Drag-Along Notice shall specify the identity of the Third Party Purchaser and the terms and conditions of the proposed transfer and must be delivered to JOIN at least 30 business days prior to the transfer to the Third Party Purchaser. MC, MEC and JOIN shall enter into a share transfer agreement with the Third Party Purchaser and shall distribute the consideration obtained from the transfer of shares in the manner and in such proportions set out in the Shareholders' Agreement.

(3) In the event that MC, MEC and JOIN are entitled pursuant to the foregoing to transfer some or all of their shares to the Third Party Purchaser and the number of shares proposed to be transferred to the Third Party Purchaser exceeds the number of shares that the Third Party Purchaser wishes to purchase, then MC, MEC and JOIN shall sell each of their shares to the Third Party Purchaser on a pro-rata basis, based on each of their shareholding proportion in the Company.

25(1) To enable the Company to lodge a notice of transfer of shares with the Registrar under section 128(1)(*a*) of the Act, the following items in relation to the transfer of shares must be delivered by the transferor to the registered office of the Company

(a) the instrument of transfer;
(b) a fee not exceeding $1 as the directors from time to time may require;
(c) the certificate of the shares to which the instrument of transfer relates;
(d) any other evidence as the directors may reasonably require to show the right of the transferor to make the transfer.

(2) Upon receipt of the items referred to in paragraph (1), the Company must, subject to regulation 26, lodge with the Registrar a notice of transfer of shares in accordance with section 128 of the Act and retain the instrument of transfer referred to in regulation 24.

The directors may decline to lodge a notice of transfer of shares with the Registrar if —

(a) the shares are not fully paid shares;
(b) the directors do not approve of the transferee; or
(c) the Company has a lien on the shares.

27. The lodging of any notice of transfer of shares with the Registrar for the purpose of updating the electronic register of members may be suspended at any time and for any period as the directors may from time to time determine, but not for more than a total of 30 days in any year.

Transmission of shares

28(1) Where a sole holder of shares of the Company dies, the Company may recognise only the legal personal representatives of the deceased as having any title to the deceased's interest in the shares.

(2) Where a joint holder of shares of the Company dies, the Company may recognise only the survivor or survivors of the deceased as having any title to the deceased's interest in the shares.

(3) Nothing in paragraph (2) releases the estate of the deceased from any liability in respect of any share which had been jointly held by the deceased with other persons.

29(1) Any person becoming entitled to a share in consequence of the death or bankruptcy of a member may, upon such evidence being produced as may from time to time properly be required by the directors, elect to —

(a) be registered as holder of the share in the electronic register of members; or
(b) nominate another person to be registered as the transferee of the share in the electronic register of members.

(2) Despite paragraph (1), the directors have the same right to decline or suspend the lodging of a notice of transfer of shares with the Registrar for the purpose of updating the electronic register of members under regulations 26 and 27 as they would have had in the case of a transfer of the share by the member referred to in paragraph (1) before the death or bankruptcy of the member.

30(1) If a person becoming entitled to a share in consequence of the death or bankruptcy of a member elects to be registered as holder of the share in the electronic register of members, the person must deliver or send to the Company a notice in writing signed by the person stating that the person elects to be registered in the electronic register of members as the holder of the share.

(2) If a person becoming entitled to a share in consequence of the death or bankruptcy of a member elects to nominate another person to be registered as the transferee of the share in the electronic register of members, the person must execute a transfer to that other person a transfer of the share.

(3) All the limitations, restrictions, and provisions of this Constitution relating to the right to transfer and the lodging of a notice of transfer by the Company in relation to any transfer of shares are applicable to any notice referred to in paragraph (1) or transfer referred to in paragraph (2), as if the death or bankruptcy of the member concerned had not occurred and the notice or transfer were a transfer signed by the member.

31(1) Where the registered holder of any share dies or becomes bankrupt, the personal representative of the registered holder or the assignee of the registered holder's estate, as the case may be, is, upon the production of such evidence as may from time to time be properly required by the directors, entitled to the same dividends and other advantages, and to the same rights (whether in relation to meetings of the Company, or to voting, or otherwise), that the registered holder would have been entitled to if the registered holder had not died or become bankrupt.

(2) Where 2 or more persons are jointly entitled to any share in consequence of the death of the registered holder, they are, for the purposes of this Constitution, treated as joint holders of the share.

Forfeiture of shares

32. If a member fails to pay any call or instalment of a call on the day appointed for payment of the call or instalment of the call, the directors may, as long as any part of the call or instalment remains unpaid, serve a notice on the member requiring payment of the unpaid part of the call or instalment, together with any interest which may have accrued.

33. The notice under regulation 32 must —

(a) name a day (not earlier than 14 days after the date of service of the notice) on or before which the payment required by the notice is to be made; and

(b) state that, in the event of non-payment at or before the time appointed, the shares in respect of which the call was made is liable to be forfeited.

34(1) If the requirements of a notice referred to in regulation 33 are not complied with, any share in respect of which the notice was given may, at any time after the notice is given but before the payment required by the notice has been made, be forfeited by a resolution of the directors passed for the purpose of forfeiting the share.

(2) Forfeiture under paragraph (1) includes all dividends declared in respect of the forfeited shares and not paid before the forfeiture.

35. A forfeited share may be sold or otherwise disposed of on any terms and in any manner as the directors think fit, and, at any time before a sale or disposition, the forfeiture may be cancelled on any terms as the directors think fit.

36(1) A person whose shares have been forfeited ceases to be a member in respect of the forfeited shares.

(2) Despite paragraph (1), the person referred to in that paragraph remains liable to pay to the Company all money which, at the date of forfeiture, was payable by the person to the Company in respect of the shares (together with interest at the rate of 8% per annum beginning on the date of forfeiture on the money for the time being unpaid if the directors think fit to enforce payment of such interest).

37. A statutory declaration in writing that the declarant is a director or the secretary of the Company, and that a share in the Company has been forfeited on a date stated in the declaration, is conclusive evidence of the facts stated in the declaration as against all persons claiming to be entitled to the share.

38(1) The Company may receive the consideration, if any, given for a forfeited share on any sale or disposition of the forfeited share and may execute a transfer of the share in favour of the person to whom the share is sold or disposed of (called in this regulation the transferee).

(2) Upon the Company executing a transfer of the share in favour of the transferee, the Company must lodge a notice of transfer of share with the Registrar under section 128 of the Act for the purpose of updating the electronic register of members to reflect the transferee as the registered owner of the forfeited share.

(3) The transferee is not bound to see to the application of the purchase money, if any, and the transferee's title to the share is not affected by any irregularity or invalidity in the proceedings with respect to the forfeiture, sale, or disposal of the share.

39. The provisions of this Constitution as to forfeiture apply in the case of non-payment of any sum which, by the terms of issue of a share, becomes payable at a fixed time as if the sum had been payable by virtue of a call duly made and notified.

Conversion of shares into stock

40. Subject to regulation 66A(1), the Company may by ordinary resolution passed at a general meeting convert any paid-up shares into stock and reconvert any stock into paid-up shares.

41(1) Subject to paragraph (2), the holders of stock may transfer the stock or any part of the stock in the same manner, and subject to the same regulations, by which the shares from which the stock arose might, prior to conversion, have been transferred.

(2) The directors may from time to time fix the minimum amount of stock transferable and restrict or forbid the transfer of fractions of that minimum.

42(1) Subject to paragraph (2), the holders of stock have, according to the amount of the stock held by the holders, the same rights, privileges and advantages in relation to dividends, voting at meetings of the Company and other matters as if they held the shares from which the stock arose.

(2) No privilege or advantage (except participation in the dividends and profits of the Company and in the assets on winding up) is to be conferred by any aliquot part of stock on the holder of such stock which would not, if existing in shares, have conferred that privilege or advantage on the holder of such stock.

43. Provisions of this Constitution applicable to paid-up shares apply to stock, and references to "share" and "shareholder" in this Constitution are to be read as if they were references to "stock" and "stockholder", respectively.

Alteration of capital

44. Subject to regulation 66A(1), the Company may from time to time by ordinary resolution do any of the following:

(a) consolidate and divide all or any of its share capital;
(b) subdivide its shares or any of them such that in the subdivision the proportion between the amount paid and the amount, if any, unpaid on each reduced share is the same as it was in the case of the share from which the reduced share is derived;
(c) cancel the number of shares which at the date of the passing of the resolution have not been taken or agreed to be taken by any person or which have been forfeited, and diminish the amount of its share capital by the number of the shares so cancelled.

45(1) Subject to any direction to the contrary that may be given by the Company in general meeting and subject to any provisions relating to additional capital contributions by the members in the Shareholders' Agreement, (i) all new ordinary shares must, before issue, be offered to all persons who, as at the date of the offer, are entitled to receive notices from the Company of general meetings, in proportion, or as nearly as the circumstances admit, to the amount of the existing ordinary shares to which they are entitled, and (ii) all new preference shares must, before issue, be offered to all persons who, as at the date of the offer, are holders of preference shares, in proportion, or as nearly as the circumstances admit, to the amount of the existing preference shares to which they are entitled.

(2) The offer must be made by notice specifying the number of shares offered, and limiting a time within which the offer, if not accepted, is treated to be declined.

(3) After the expiration of the time referred to in paragraph (2), or upon the person to whom the offer is made declining the shares offered, the directors may dispose of those shares in any manner as they think is the most beneficial to the Company.

(4) The directors may dispose of any new shares which (by reason of the ratio which the new shares bear to shares held by persons entitled to an offer of new shares) cannot, in the opinion of the directors, be conveniently offered under this regulation.

46. Subject to regulation 66A(1), the Company may, by special resolution and with any consent required by law, reduce its share capital in any manner.

General meeting

47(1) An annual general meeting of the Company must be held in accordance with the provisions of the Act, this Constitution and the Shareholders' Agreement.

(2) All general meetings other than the annual general meetings are called extraordinary general meetings.

48(1) An extraordinary general meeting may be requisitioned by —

(a) any director, whenever the director thinks fit; or
(b) any requisitionist as provided for by the Act.

(2) Upon a requisition being made under paragraph (1), an extraordinary general meeting must be convened.

49(1) Subject to the provisions of the Act relating to special resolutions and any agreement amongst persons who are entitled to receive notices of general meetings from a Company, at least 14 days' notice (exclusive of the day on which the notice is served or treated to be served, but inclusive of the day for which notice is given) of any general meeting must be given to persons entitled to receive notices of general meetings from the Company.

(2) A notice of a general meeting must specify the following:

(a) the place at which the general meeting is held;
(b) the date and time of the general meeting;
(c) in case of special business to be transacted at the general meeting, the general nature of that business.

50(1) All business that is transacted at an extraordinary general meeting is special business.

(2) All business that is transacted at an annual general meeting is special business, except —

(a) the declaration of a dividend;
(b) the consideration of the financial statements, the reports of the auditors and the statements of the directors;
(c) the election of directors in the place of retiring directors; and
(d) the appointment and fixing of the remuneration of the auditors.

Proceedings at general meetings

51(1) No business is to be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business.

(2) Except as otherwise provided in this Constitution, a quorum shall exist the transaction of the business at any general meeting with the presence of at least (i) one person representing MEC (by way of proxy) and (ii) one person representing MC (by way of proxy).

52. If within half an hour after the time appointed for a general meeting a quorum is not present, the meeting —

(a) in the case where the meeting is convened upon the requisition of members, is dissolved; or
(b) in any other case, is adjourned to the same day in the next week at the same time and place, or to another day and at another time and place as the directors may determine.

53. The chairman of a general meeting is —

(a) where the board of directors has appointed a chairman amongst the directors, the chairman; or
(b) where —

(i) the chairman of the board of directors is unwilling to act as the chairman of the general meeting;
(ii) the chairman is not present within 15 minutes after the time appointed for the holding of the general meeting; or
(iii) the board of directors has not appointed a chairman amongst the directors,

the member elected by the members present for the purpose of being the chairman of the general meeting.

54(1) The chairman may, with the consent of a general meeting at which a quorum is present, and must if so directed by a general meeting, adjourn the general meeting from time to time and from place to place.

(2) No business is to be transacted at any adjourned meeting other than the business left unfinished at the general meeting from which the adjournment took place (called in this regulation the original general meeting).

) There is no need to give any notice of an adjourned meeting or of the business to be transacted at an adjourned meeting unless the adjourned meeting is to be held more than 30 days after the date of the original general meeting.

55(1) At any general meeting, a resolution put to the vote of the meeting must be decided on a show of hands unless a poll is (before or on the declaration of the result of the show of hands) demanded —

(a) by the chairman;
(b) by at least 2 members present in person or by proxy;
(c) by any member or members present in person or by proxy and representing not less than 5% of the total voting rights of all the members having the right to vote at the meeting; or
(d) by a member or members holding shares in the Company conferring a right to vote at the meeting being shares on which an aggregate sum has been paid up equal to not less than 5% of the total sum paid up on all the shares conferring that right.

(2) Unless a poll is demanded, a declaration by the chairman that a resolution has on a show of hands been carried or carried unanimously, or by a particular majority, or lost, and an entry to that effect in the book containing the minutes of the proceedings of the Company is conclusive evidence of the fact without proof of the number or proportion of the votes recorded in favour of or against the resolution.

(3) The demand for a poll may be withdrawn.

56(1) Subject to paragraph (2), if a poll is demanded it must be taken in such manner and either at once or after an interval or adjournment or otherwise as the chairman directs.

(2) A poll demanded on the election of a chairman or on a question of adjournment must be taken immediately.

(3) The result of the poll is a resolution of the meeting at which the poll was demanded.

57. In the case of an equality of votes, whether on a show of hands or on a poll, the chairman of the meeting at which the show of hands takes place or at which the poll is demanded shall not have a second or casting vote.

58(1) Subject to any rights or restrictions for the time being attached to any class or classes of shares, at meetings of members or classes of members, each member entitled to vote may vote in person or by proxy or by attorney.

(2) On a show of hands every member or representative of a member who is present in person has one vote.

(3) On a poll every member present in person or by proxy or by attorney or other duly authorised representative has one vote for each share the member holds.

59(1) In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, is accepted to the exclusion of the votes of the other joint holders.

(2) For the purposes of paragraph (1), seniority is to be determined by the order in which the names stand in the electronic register of members.

60. A member who is mentally disordered or whose person or estate is liable to be dealt with in any way under the law relating to mental capacity may vote, whether on a show of hands or on a poll, by a person who properly has the management of the estate of the member, and any such person may vote by proxy or attorney.

61. No member is entitled to vote at any general meeting unless all calls or other sums presently payable by the member in respect of shares in the Company have been paid.

62(1) No objection may be raised as to the qualification of any voter except at the meeting or adjourned meeting at which the vote objected to is given or tendered.

(2) Any objection made in due time must be referred to the chairman of the meeting, whose decision is final and conclusive.

(3) Every vote not disallowed at the meeting is valid for all purposes.

63(1) The instrument appointing a proxy must be in writing, in the common or usual form and —

(a) where the appointer is a corporation or a limited liability partnership, either under seal or under the hand of an officer or attorney duly authorised; or

(b) in any other case, under the hand of the appointer or of the attorney of the appointer duly authorised in writing.

(2) A proxy may but need not be a member of the Company.

(3) The instrument appointing a proxy is treated as conferring authority to demand or join in demanding a poll.

64. Where an opportunity of voting for or against a resolution is to be conferred on members, the instrument appointing a proxy may be in the following form or such other form as the board of directors may approve:

"I/We*, [name(s)], of [address(es)], being a member/members* of the abovenamed Company, appoint [name] of [address], or failing him/her*, [name] of [address], as my/our* proxy to vote for me/us* on my/our* behalf at the [annual or extraordinary, as the case may be] general meeting of the Company, to be held on [date], and at any adjournment of the meeting.

Signed on [date].

This form is to be used in favour of/against* the resolution.

*Delete whichever is not applicable. [Unless otherwise instructed, the proxy may vote as he or she thinks fit.]".

65(1) The following documents must be deposited at the registered office of the Company, or at such other place in Singapore as is specified in the notice convening the meeting by the time specified in paragraph (2) for the purpose of appointing a proxy:

(a) the instrument appointing a proxy;

(b) the power of attorney or other authority, if any, under which the instrument appointing the proxy is signed, or a notarially certified copy of that power of attorney or authority.

(2) For the purposes of paragraph (1), the time is —

(a) in the case of a poll, not less than 24 hours before the time appointed for the taking of the poll; or

(b) in any other case, not less than 72 hours before the time for holding the meeting or adjourned meeting at which the person named in the instrument proposes to vote.

(3) An instrument of proxy is not valid if paragraph (1) is not complied with.

66(1) Subject to paragraph (2), a vote given in accordance with the terms of an instrument of proxy or attorney is valid despite —

(a) the previous death or mental disorder of the principal;

(b) the revocation of the instrument or of the authority under which the instrument was executed; or

(c) the transfer of the share in respect of which the instrument is given.

(2) Paragraph (1) does not apply if an intimation in writing of such death, mental disorder, revocation, or transfer has been received by the Company at its registered office before the commencement of the meeting or adjourned meeting at which the instrument is used.

Reserved Matters

66A(1) All actions or decisions to be taken by the board of directors and the Company in general meetings shall be subject to the Shareholders' Agreement. Without prejudice to the matters set out in regulation 66A(2)(b) and (c) which shall also require the approval of JOIN, no action or decision shall be taken by the Company in respect of all matters that require the Company to exercise in general meeting unless the same have been approved by MC and MEC.

66A(2) No action or decision shall be taken by the Company in respect of the following matters unless the same has been approved by JOIN:

(a) the creation, issue or grant (or the authorisation of any of the foregoing) of any shares, or the reclassification of any existing shares into shares which ranks equally with, or in preference or priority as to dividends or assets to, the preference shares allotted to JOIN;

(b) the entry into any loan agreement between the Company and a third party lender which ranks equally with, or in preference or priority to, the preference shares allotted to JOIN; and

(c) any change in the nature and/or scope of the business of the Company.

Directors: Appointment, etc.

67. *[Intentionally deleted.]*

68. *[Intentionally deleted.]*

69. *[Intentionally deleted.]*

70. *[Intentionally deleted.]*

70A. The board of directors shall consist of four directors, and shall comprise two directors nominated by MEC (each a "**MEC Director**"), and two directors nominated by MC (each a "**MC Director**"), unless MEC and MC otherwise agree mutually in writing.

71. Subject to regulation 66A(1), regulation 70A and the Shareholders' Agreement, the Company may from time to time by ordinary resolution passed at a general meeting increase or reduce the number of directors.

72. The right of nomination conferred on a member shall include the right to require the removal at any time from office any such person so nominated by it as director and to nominate for appointment to the board of directors, another person in the place of any such person so removed or who for any reason ceases to be a director (whether pursuant to any applicable laws or this Constitution). A director may only be removed by the member having the right to nominate him pursuant to regulation 70A.

73. Subject to regulation 66A(1), regulation 72, the Constitution and the Shareholders' Agreement, the Company may by ordinary resolution remove any director before the expiration of his or her period of office, and may by an ordinary resolution appoint another person in place of the removed director.

74(1) The remuneration of the directors is, from time to time, to be determined by the Company in general meeting.

(2) The remuneration of the directors is treated as accruing from day to day.

(3) The directors may also be paid all travelling, hotel, and other expenses properly incurred by them in attending and returning from meetings of the directors or any committee of the directors or general meetings of the Company or in connection with the business of the Company.

75. *[Intentionally deleted.]*

76. Subject to the Shareholders' Agreement, the office of director becomes vacant if the director —

(a) ceases to be a director by virtue of the Act;
(b) becomes bankrupt or makes any arrangement or composition with his or her creditors generally;
(c) becomes prohibited from being a director by reason of any order made under the Act;

(d) becomes disqualified from being a director by virtue of his or her disqualification or removal or the revocation of his or her appointment as a director, as the case may be, under —

(i) section 148, 149, 149A, 154, 155, 155A or 155C of the Act;
(ii) section 50 or 54 of the Banking Act (Cap. 19);
(iii) section 47 of the Finance Companies Act (Cap. 108);
(iv) section 57 of the Financial Advisers Act (Cap. 110);
(v) section 31, 31A, 35ZJ or 41(2)(*a*)(ii) of the Insurance Act (Cap. 142);
(vi) section 30AAI of the Monetary Authority of Singapore Act (Cap. 186);
(vii) section 12A of the Money-changing and Remittance Businesses Act (Cap. 187);
(viii) section 22 of the Payment Systems (Oversight) Act (Cap. 222A);
(ix) section 44, 46Z, 81P, 81ZJ, 97 or 292A of the Securities and Futures Act (Cap. 289); or
(x) section 14 of the Trust Companies Act (Cap. 336);

(e) being a director of a Registered Fund Management Company as defined in the Securities and Futures (Licensing and Conduct of Business) Regulations (Cap. 289, Rg 10), he or she has been removed by the Registered Fund Management Company as director in accordance with those Regulations;
(f) becomes mentally disordered and incapable of managing himself or herself or his or her affairs or a person whose person or estate is liable to be dealt with in any way under the law relating to mental capacity;
(g) subject to section 145 of the Act, resigns his or her office by notice in writing to the Company; or
(h) for more than 6 months is absent without permission of the directors from meetings of the directors held during that period.

Powers and duties of directors

77(1) Subject to this Constitution and the Shareholders' Agreement, the business of the Company is managed by or under the direction or supervision of the directors.

(2) The directors may exercise all the powers of the Company except any power that the Act, this Constitution or the Shareholders' Agreement requires the Company to exercise in general meeting.

78. Without limiting the generality of regulation 77 and except as otherwise provided in regulation 66A(2) and the Shareholders' Agreement, the directors may exercise all the powers of the Company to do all or any of the following for any debt, liability, or obligation of the Company or of any third party:

(a) borrow money;
(b) mortgage or charge its undertaking, property, and uncalled capital, or any part of the undertaking, property and uncalled capital;
(c) issue debentures and other securities whether outright or as security.

79. The directors may exercise all the powers of the Company in relation to any official seal for use outside Singapore and in relation to branch registers of debenture holders kept in any place outside Singapore.

80(1) The directors may from time to time by power of attorney (or by any other means) appoint any corporation, firm, limited liability partnership or person or body of persons, whether nominated directly or indirectly by the directors, to be the attorney or attorneys of the Company for the purposes and with the powers, authorities, and discretions (not exceeding those vested in or exercisable by the directors under this Constitution) and for a period and subject to any conditions as the directors may think fit.

(2) Any powers of attorney granted under paragraph (1) may contain provisions for the protection and convenience of persons dealing with the attorney as the directors think fit and may also authorise the attorney to delegate all or any of the powers, authorities, and discretions vested in the attorney.

81. All cheques, promissory notes, drafts, bills of exchange, and other negotiable instruments, and all receipts for money paid to the Company, must be signed, drawn, accepted, endorsed, or otherwise executed, as the case may be, in such other manner as the directors from time to time determine.

82(1) The directors shall designate a person to duly record the minutes to be made of all of the following matters:

(a) all appointments of officers to be engaged in the management of the Company's affairs;

(b) names of directors present at all meetings of the Company and of the directors;
(c) all proceedings at all meetings of the Company and of the directors.

(2) The minutes referred to in paragraph (1) must be signed by the chairman of the meeting at which the proceedings were held or by the chairman of the next succeeding meeting.

Proceedings of directors

83(1) The directors may meet together on a regular basis at least once every three months for the despatch of business, adjourn and otherwise regulate their meetings as they think fit.

(2) A director may at any time summon a meeting of the directors.

(3) The secretary must, on the requisition of a director, summon a meeting of the directors.

84. The resolutions of the board will be passed by an affirmative vote or assent of all the directors present at the meeting of the directors where a quorum has been constituted.

85. A director who is interested, or in respect of any matter arising from any transaction or proposed transaction to be taken by the Company and its subsidiaries shall declare the nature and extent of his interest to the Board. Subject to such disclosure, such director shall be taken into account in ascertaining whether a quorum is constituted and that director shall be entitled to vote in respect of any such transaction or proposed transaction.

86. At all meetings of the board, a quorum shall exist the transaction of the business with the presence of at least one MEC Director and one MC Director.

87(1) Subject to paragraph (2), the directors may act despite any vacancy in their body.

(2) If and so long as the number of directors is reduced below the number fixed by this Constitution as the necessary quorum of directors, the continuing directors or director may not act except for the purpose of increasing the number of directors to that number or for the purpose of summoning a general meeting of the Company.

88(1) The directors may elect a chairman of their meetings and determine the period for which the chairman is to hold office.

(2) If no chairman is elected, or if at any meeting the chairman is not present within 10 minutes after the time appointed for holding the meeting, the directors present may choose one of their number to be chairman of the meeting.

89(1) The directors may delegate any of their powers to a director or to committees consisting of any member or members of their body as the directors think fit.

(2) Any director or committee to whom the directors delegate their powers must in the exercise of the delegated powers conform to any regulation that may be imposed on it by the directors.

90(1) A committee may elect a chairman of its meetings.

(2) If no chairman is elected, or if at any meeting the chairman is not present within 10 minutes after the time appointed for holding the meeting, the members present may choose one of their number to be chairman of the meeting.

91(1) A committee may meet and adjourn as it thinks proper.

(2) Questions arising at any meeting must be determined by a majority of votes of the members present, and in the case of an equality of votes the chairman has a second or casting vote.

92. All acts done by any meeting of the directors or of a committee of directors or by any person acting as a director is as valid as if every such person had been duly appointed and was qualified to be a director, even if it is afterwards discovered that —

(a) there was some defect in the appointment of any director or person acting as a director; or
(b) the directors or person acting as a director or any of them were disqualified.

93(1) A resolution in writing, signed by all the directors for the time being entitled to receive notice of a meeting of the directors, is as valid and effectual as if it had been passed at a meeting of the directors duly convened and held.

(2) Any resolution in writing under paragraph (1) may consist of several documents in like form, each signed by one or more directors.

94. *[Intentionally deleted.]*

94A. Meetings of the board may be conducted by means of telephone or audio-visual conferencing or other methods of simultaneous communication by electronic, telegraphic or other means by which all persons participating in the meeting are able to hear and be heard at all times by all other participants without the need for a director to be in the physical presence of the other directors, and participation in a meeting in this manner shall be deemed to constitute presence in person at such meeting. The directors participating in any such meeting shall be counted in the quorum for such meeting, and subject to there being a requisite quorum at all times during such meeting, all resolutions agreed by the directors in such meeting shall be deemed to be as effective as a resolution passed at a meeting in person of the directors duly convened and held. The minutes of such a meeting shall be circulated to all directors who attended the meeting for comments and the minutes of such meeting, after incorporating the comments (if any) from the directors and signed by a MC Director and a MEC Director, shall be conclusive evidence of any resolution passed by the meeting conducted in the manner as aforesaid. A meeting conducted pursuant to the foregoing means shall be deemed as having been held at the place agreed upon by the directors attending the meeting.

Managing directors

95. Subject to the Shareholders' Agreement, the directors may from time to time appoint one or more of their body to the office of managing director for such period and on such terms as they think fit and, subject to the terms of any agreement entered into in any particular case, may revoke any such appointment.

96. A managing director may, subject to the terms of any agreement entered into in any particular case, receive remuneration by one or more of the following ways as the directors may determine:

(a) salary;
(b) commission;
(c) participation in profits.

97. The directors may entrust to and confer upon a managing director any of the powers exercisable by them upon such terms and conditions and with such restrictions as they think fit, and either collaterally with or to the exclusion of their own powers, and may from time to time revoke, withdraw, alter, or vary all or any of those powers.

Alternate directors and substitute directors

98(1) Any director (called in this regulation the appointer) may, with the approval of the board of directors, appoint any person, whether a member of the Company or not, to be an alternate or substitute director in the appointer's place for any period as the appointer thinks fit.

(2) Any person holding office as an alternate or substitute director is entitled to notice of meetings of the directors and to attend and vote at meetings of the directors, and to exercise all the powers of the appointer in the appointer's place.

(3) An alternate or substitute director —

(a) is not required to hold any shares to qualify him or her for appointment; and
(b) must vacate office if the appointer vacates office as a director or removes the appointee from office.

(4) Any appointment or removal under this regulation must be effected by notice in writing under the hand of the director making the appointment or removal.

Associate directors

99(1) The directors may from time to time appoint any person to be an associate director and may from time to time cancel any such appointment.

(2) The directors may fix, determine and vary the powers, duties and remuneration of any person appointed as an associate director.

(3) A person appointed as an associate director —

(a) is not required to hold any shares to qualify him or her for appointment; and
(b) does not have any right to attend or vote at any meeting of directors except by the invitation and with the consent of the directors.

Secretary

100(1) Subject to the Shareholders' Agreement, the secretary must be appointed by the directors in accordance with the Act for any term, at any remuneration, and upon any conditions as the directors think fit.

(2) Subject to the Shareholders' Agreement, any secretary appointed under paragraph (1) may be removed by the directors.

Seal

101(1) The directors must provide for the safe custody of the seal.

(2) The seal must only be used by the authority of the directors or of a committee of the directors authorised by the directors to use the seal.

(3) Every instrument to which the seal is affixed must be signed by a director and must be countersigned by the secretary or by a second director or by another person appointed by the directors for the purpose of countersigning the instrument to which the seal is affixed.

(4) The Company may exercise the powers conferred by the Act with regard to having an official seal for use abroad, and such powers shall be vested in the directors. The Company may have a duplicate common seal as referred to in Section 124 of the Act which shall be a facsimile of the common seal with the addition on its face of the words "Share Seal".

Financial statements

102(1) The directors must —

(a) cause proper accounting and other records to be kept;
(b) distribute copies of financial statements and other documents as required by the Act; and
(c) determine whether, to what extent, at what times and places, and under what conditions or regulations the accounting and other records of the Company are open to the inspection of members who are not directors.

(2) A member shall have the right of inspecting any account or book or paper of the Company.

Dividends and reserves

103. Subject to regulation 7A(b) and the Shareholders' Agreement, the Company in general meeting may declare dividends, but any dividend declared must not exceed the amount recommended by the directors.

104. Subject to regulation 7A(b) and the Shareholders' Agreement, the directors may from time to time pay to the members such interim dividends as appear to the directors to be justified by the profits of the Company.

105. No dividend is to —

(*a*) be paid otherwise than out of profits; or
(*b*) bear interest against the Company.

106(1) The directors may, before recommending any dividend —

(a) set aside out of the profits of the Company sums as they think proper as reserves; or
(b) carry forward any profits which they may think prudent not to divide, without placing the profits to reserve.

(2) The reserves set aside under paragraph (1)(*a*) —

(a) are, at the discretion of the directors, to be applied for any purpose to which the profits of the Company may be properly applied; and
(b) may, pending any application under sub-paragraph (*a*) and at the discretion of the directors, be employed in the business of the Company or be invested in any investments (other than shares in the Company) as the directors may from time to time think fit.

107(1) Subject to regulation 7A(b) and the rights of any other persons entitled to shares with special rights as to dividend, all dividends must be declared and paid by reference to the amounts paid or credited as paid on the shares in respect of which the dividend is paid.

(2) For the purposes of paragraph (1), no amount paid or credited as paid on a share in advance of calls is to be treated for the purposes of this regulation as paid on the share.

(3) Subject to regulation 7A(b), all dividends must be apportioned and paid proportionately to the amounts paid or credited as paid on the shares during any portion or portions of the period in respect of which the dividend is paid.

(4) If any share is issued on terms providing that it ranks for dividend as from a particular date, that share ranks for dividend accordingly.

108. The directors may deduct from any dividend payable to any member all sums of money, if any, presently payable by the member to the Company on account of calls or otherwise in relation to the shares of the Company.

109(1) Any general meeting declaring a dividend or bonus may by resolution direct payment of the dividend or bonus wholly or partly by the distribution of specific assets, including —

(a) paid-up shares of any other Company;
(b) debentures or debenture stock of any other Company; or
(c) any combination of any specific assets,

and the directors must give effect to the resolution.

(2) Where any difficulty arises with regard to a distribution directed under paragraph (1), the directors may do all or any of the following:

(a) settle the distribution as they think expedient;
(b) fix the value for distribution of the specific assets or any part of the specific assets;
(c) determine that cash payments be made to any members on the basis of the value fixed by the directors, in order to adjust the rights of all parties;
(d) vest any specific assets in trustees as may seem expedient to the directors.

110(1) Any dividend, interest, or other money payable in cash in respect of shares may be paid by cheque or warrant sent through the post directed —

(a) in the case of joint holders —

(i) to the registered address of the joint holder who is first named on the electronic register of members; or
(ii) to a person or to an address as the joint holders may in writing direct; or

(b) in any other case —

(i) to the registered address of the holder; or
(ii) to a person or to an address as the holder may in writing direct.

(2) Every cheque or warrant made under paragraph (1) must be made payable to the order of the person to whom it is sent.

(3) Any one of 2 or more joint holders may give effectual receipts for any dividends, bonuses, or other money payable in respect of the shares held by them as joint holders.

Capitalisation of profits

111(1) The Company in general meeting may, upon the recommendation of the directors, resolve to capitalise any part of the amount for the time being standing to the credit of any of the Company's reserve accounts or to the credit of the profit and loss account or otherwise available for distribution.

(2) The amount capitalised under paragraph (1) is set free for distribution amongst the members who would have been entitled to the amount had it been distributed by way of dividend and in the same proportions subject to the following conditions:

(a) the capitalised amount must not be paid in cash;
(b) the capitalised amount must be applied in or towards either or both of the following:

(i) paying up any amounts for the time being unpaid on any shares held by the members respectively;
(ii) paying up in full unissued shares or debentures of the Company to be allotted, distributed and credited as fully paid up to and amongst such members in the same proportions.

112(1) Whenever a resolution under regulation 111(1) has been passed, the directors must —

(a) make all appropriations and applications of the undivided profits resolved to be capitalised by the resolution;
(b) make all allotments and issues of fully-paid shares or debentures, if any; and
(c) do all acts and things required to give effect to the resolution.

(2) The directors have full power to —

(a) make provision by the issue of fractional certificates or by payment in cash or otherwise as they think fit for the case of shares or debentures becoming distributable in fractions; and
(b) authorise any person to enter on behalf of all the members entitled to the distribution into an agreement with the Company providing —

(i) for the allotment to the members respectively, credited as fully paid up, of any further shares or debentures to which they may be entitled upon the capitalisation; or
(ii) for the payment up by the Company on the member's behalf of the amounts or any part of the amounts remaining unpaid on their existing shares by the application of their respective proportions of the profits resolved to be capitalised,

and any agreement made under such authority is effective and binding on all members entitled to the distribution.

Notices

113(1) A notice may be given by the Company to any member either personally or by sending it by post to the member —

(a) at the member's registered address; or
(b) if the member has no registered address in Singapore, to the address, if any, in Singapore supplied by the member to the Company for the giving of notices to the member.

(2) Where a notice is sent by post, service of the notice is treated as effected by properly addressing, prepaying, and posting a letter containing the notice.

(3) Where a notice is sent by post, service of the notice is treated as effected —

(a) in the case of a notice of a meeting, on the day after the date of its posting; and
(b) in any other case, at the time at which the letter would be delivered in the ordinary course of post.

114(1) A notice may also be sent or supplied by the Company by electronic means to a member who has agreed generally or specifically that the notice may be given by electronic means and who has not revoked that agreement.

(2) Where the notice is given by electronic means, service of the notice is treated as effected properly by sending or supplying it to an address specified for the purpose by the member generally or specifically.

115. A notice may be given by the Company to the joint holders of a share by giving the notice to the joint holder first named in the electronic register of members in respect of the share.

116(1) A notice may be given by the Company to the persons entitled to a share in consequence of the death or bankruptcy of a member by sending it through the post in a prepaid letter addressed to the persons by —

(a) name;
(b) the title of representatives of the deceased, or assignee of the bankrupt; or
(c) any like description.

(2) The notice referred to in paragraph (1) may be given —

(a) at the address, if any, in Singapore supplied for the purpose by the persons claiming to be so entitled; or
(b) if no address in Singapore has been supplied, by giving the notice in any manner in which notice might have been given if the death or bankruptcy had not occurred.

117(1) Notice of every general meeting must be given in any manner authorised in regulations 113 to 116 to —

(a) every member;
(b) every person entitled to a share in consequence of the death or bankruptcy of a member who, but for his or her death or bankruptcy, would be entitled to receive notice of the meeting; and
(c) the auditor for the time being of the Company.

(2) No other person is entitled to receive notices of general meetings.

Winding up

118(1) If the Company is wound up, the liquidator may, with the sanction of a special resolution of the Company—

(a) divide amongst the members in kind the whole or any part of the assets of the Company, whether they consist of property of the same kind or not, in accordance with regulation 7A(c);
(b) set a value as the liquidator considers fair upon the property referred to in sub-paragraph (*a*); and
(c) determine the division of property in accordance with regulation 7A(c); and
(d) vest the whole or any part of the assets of the Company in trustees upon such trusts for the benefit of the contributories as the liquidator thinks fit.

(2) No member is compelled to accept any shares or other securities on which there is any liability.

Indemnity

119. Every officer of the Company is to be indemnified out of the assets of the Company against any liability (other than any liability referred to in section 172B(1)(*a*) or (*b*) of the Act) incurred by the officer to a person other than the Company attaching to the officer in connection with any negligence, default, breach of duty or breach of trust.

120. Every auditor is to be indemnified out of the assets of the Company against any liability incurred by the auditor in defending any proceedings, whether civil or criminal, in which judgment is given in the auditor's favour or in which the auditor is acquitted or in connection with any application under the Act in which relief is granted to the auditor by the Court in respect of any negligence, default, breach of duty or breach of trust.